

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

**IDA MEETING AGENDA
August 19, 2026
6:30PM**

- Chairperson call meeting to order
- Roll Call by Secretary
- Approval of Agenda
- Approval of July 8, 2026, Meeting Minutes
- Treasury Reports
- Resolution: Authorizing Payment of Invoices
- Resolution: Authorizing the new UTEP
- Public Comment
- Old Business:
 - o New Application: - draft currently being reviewed by IDA attorney
- Adjournment

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

IDA MEETING Minutes
July 8, 2026
6:30PM

- **Chairperson called meeting to order at 6:33 pm**
- **Roll Call by Secretary:** Present: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Absent: None
- **Approval of Agenda** Chair asked for an agenda change to remove the Treasury Report line item as we are waiting on the bank statement. Motion to Approve: Randy Johnson. Seconded: Rashad Ricketts. Ayes: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Nays: None
- **Approval of June 10, 2026, Meeting Minutes** Motion to Approve: Randy Johnson. Seconded: Rashad Ricketts. Ayes: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Nays: None
- **Spring PILOT Report Review**
 - **Poughkeepsie Finance Dept**
 - Motion to Approve: Randy Johnson. Seconded: Rashad Ricketts. Ayes: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Nays: None
- **Resolution: Authorizing Resolution 102 So. Hamilton Street Project** Motion to Approve: Randy Johnson. Seconded: Rashad Ricketts. Ayes: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Nays: None
- **Public Comment**
 - Lori Sandau
 - Concerned that we didn't include all the public comments in the minutes. Provided additional evidence in letter to the board
 - Believes that O'Neill was violating the terms of the UTEP
 - O'Neill rep didn't respond during the public comments, done privately
 - Mike Harmuth
 - Made his comments in writing earlier in the day
- **Old Business**
 - UTEP Final Draft - reviewed by Dan Burlingame, IDA attorney
 - New IDA Application to be drafted based on UTEP
 - 15 No. Cherry Street - New application in place and Cost Benefit Analysis drafted. Removed front staircase and added 6 apartments. Can do another presentation if needed. Rose will look into scheduling a public meetig
 - Due to vacations and personal commitments, we're targeting August 19th and September 23rd for the next two meetings
- **Adjourned at 7:03pm** Motion to Approve: Randy Johnson. Seconded: Rashad Ricketts. Ayes: Rose Graziano Moffet, Randy Johnson, Rashad Ricketts, Melinda Miller Nays: None

Treasurer's Report for the Month of August 2026

IDA Meeting for August 19, 2026

IDA ending balances from the IDA account:

Checking account - \$393,628.13

Invoice payment to Harris Beach & Murtha - \$540.00

New end balance after all invoice are paid:

Checking – \$393,088.13

Copy of bank statement available upon request

Note: July's bank statement not included.

Escrow Account Treasurer's Report for the Month of August 2026

IDA Meeting for August 19, 2026

34 Cannon Street Escrow account- \$3111.38

Escrow checking account including interest will be - \$3125.63

Rip Van Winkle Escrow account -\$5076.44

Escrow checking account including interest will be – \$5097.74

Hamilton Escrow account - \$12,041.46

Escrow checking account deposit only

15 North Cheery Street - \$12,041.46

Escrow checking account deposit only

Total Escrow account – \$32,306.29

Invoice payment to Grow America - \$12,000 for CBA

Total in Escrow account - \$20,306.29

Copy of bank statement available upon request

Date: August 19, 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, August 19, 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)”):

Harris Beach Murtha, PLLC	\$540.00
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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 August 19, 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 August, 2026.

By: _____
Secretary

HARRIS BEACH MURTHA
ATTORNEYS AT LAW
677 Broadway, Suite 1101
Albany, NY 12207

City of Poughkeepsie IDA
PO Box 4971
Poughkeepsie, NY 12602

July 20, 2026
Invoice #12606003

Firm Attorney: Robert Ryan
Firm Matter Numbers: 4001283.440343

Client Name: City of Poughkeepsie Ida
Matter Name: Compliance Services

July Invoice for Statement of Services and Disbursements

ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE.....\$540.00

TOTAL AMOUNT DUE FOR THIS INVOICE\$540.00

A late payment penalty .75% per month will be applied to all balances remaining unpaid 30 days
after the invoice date and for each 30 day period thereafter.

PROFESSIONAL SERVICES RENDERED:

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/09/26	JM	Research and begin draft response to Office of State Comptroller inquiry regarding 2025 PARIS Report. Conference with J. Cullum regarding 400 Main and 34 Cannon projects.	1.20	324.00
06/17/26	JM	Complete response to Office of State Comptroller inquiry regarding 2025 PARIS Report.	0.30	81.00
06/18/26	JM	Edit 2025 PARIS Report as per Office of State Comptroller Guidance.	0.50	135.00

TOTAL HOURS AND FEES

2.00	\$540.00
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TIMEKEEPER SUMMARY

<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Marshall, J.	270.00	2.00	540.00
TOTALS		2.00	\$540.00

TOTAL AMOUNT DUE FOR THIS INVOICE.....\$540.00

HARRIS BEACH MURTHA

ATTORNEYS AT LAW

677 Broadway, Suite 1101

Albany, NY 12207

REMITTANCE

City of Poughkeepsie IDA

PO Box 4971

Poughkeepsie, NY 12602

July 20, 2026

Firm Matter Number: 4001283.440343

Invoice #12606003

Firm Attorney: Robert Ryan

July Invoice for Statement of Services and Disbursements

TOTAL AMOUNT DUE FOR THIS INVOICE\$540.00

A late payment penalty .75% per month will be applied to all balances remaining unpaid 30 days after the invoice date and for each 30 day period thereafter.

PAYMENT INSTRUCTIONS

Payment by Credit Card

<https://www.harrisbeachmurtha.com/payment>

Click on link and you will be directed to the Harris Beach Murtha Cullina Invoice Payment Page.
Please include the Firm Matter Number and Invoice Number which are referenced on this invoice above.



Payment by Wire or ACH

Bank Name: Citizens Bank, Rochester, NY 14604

Account Name: Harris Beach Murtha Cullina, PLLC Operating A/C

Account #: 4199000096

ABA #: 021313103

Swift Code: CTZIUS33

Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (12606003) in the check memo. Mail to:

HARRIS BEACH MURTHA CULLINA PLLC

677 Broadway, Suite 1101

Albany, NY 12207

Reference Information

Firm Matter Number:

4001283.440343

Attorney:

Robert Ryan

For questions please contact: billing@harrisbeachmurtha.com

Federal Tax Id: 84-1623836

Date: August 19, 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, August 19, 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 Agency’s revised Uniform Tax Exemption Policy.

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
REVISED UNIFORM TAX EXEMPTION POLICY.**

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, Pursuant to Section 874(4)(a) of the Act, the Agency is required to establish a uniform tax exemption policy (“UTEP”) applicable to the provision of any financial assistance of more than one hundred thousand dollars to any project; and

WHEREAS, the Agency has notified the affected local taxing jurisdictions by letter dated August 6, 2026 (sent via certified mail, return receipt requested), of the Agency’s intention to receive input from said affected taxing jurisdictions, of a new and revised UTEP containing guidelines and provisions which will assist in the effectuation of the Agency’s policies and procedures with respect to the granting of (i) mortgage recording tax abatements, (ii) sales and compensating use tax exemptions, and (iii) Payments-In-Lieu-of-Taxes (PILOT) programs, all in compliance with the Act and that certain projects undertaken by the Agency may also qualify for assistance in the form of the issuance of tax-exempt industrial revenue bonds, as well as provisions relating to project eligibility and alignment with City of Poughkeepsie plans, a standard tax abatement program, an enhanced tax abatement program, an affordable housing PILOT program, procedures with respect to the deviation from the standard policy and a recapture policy; and

WHEREAS, on August 9, 2026, a public notice was published in *The Poughkeepsie Journal* stating that a public hearing will be held by the on the 19th day of August, 2026, at 5:30 o’clock P.M. local time, at the Poughkeepsie Common Council Chambers, 62 Civic Center Plaza, 3rd Floor, Poughkeepsie, New York, now therefore be it

BE IT RESOLVED by the Agency as follows:

Section 1. The Agency hereby approves the revised Uniform Tax Exemption Policy (UTEP) 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 August 19, 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 August, 2026.

By: _____
Secretary