

City of Poughkeepsie Industrial Development Agency

P.O. Box 4971

Poughkeepsie, New York 12601

MEETING AGENDA, 2022

February 9, 2022

- Call meeting to order by Chair
- Roll call
- Agenda Approvals
- Approval of minutes of previous meeting
- Public Comment
- Resolution – Authorizing and Directing Notices be sent to All Projects.
- Resolution – Authorizing 18 Month Extension- 160 Union Holdings Project
- Resolution – Authorizing Agency to Execute Document-Refinancing Maple Street Project
- Resolution – Adopting the Budget for year 2022 budget for 2023-2025.
- Resolution – Approving Payment for Invoices
- Items for March's Meeting
- Adjourn Meeting

Date: February 9, 2022

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency") duly convened electronically to reduce the risk of COVID-19 spread by the Chairperson of the Agency and held on Wednesday, February 9, 2022, 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:

Recused:

Also Present:

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to Section 14.1 of the Agency's Lease and Project Agreements, in connection with providing a copy of all notices delivered to the Agency pursuant to such agreements also be delivered to the Agency's current Bond Counsel Hawkins Delafield & Wood LLP.

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

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING AND DIRECTING THAT A NOTICE BE SENT TO ALL PROJECT NOTICE PARTIES STATING THAT PURSUANT TO SECTION 14.1 OF THE AGENCY'S LEASE AND PROJECT AGREEMENTS, A COPY OF ALL NOTICES DELIVERED TO THE AGENCY PURSUANT TO SUCH AGREEMENTS ALSO BE DELIVERED TO HAWKINS DELAFIELD & WOOD LLP AND NOT TO THE AGENCY'S PRIOR BOND COUNSEL

WHEREAS, by Title 1 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 amended (collectively, the "Act"), the City of Poughkeepsie Industrial Development Agency (the "Agency") was created with the authority and power, among other things, to promote, develop, encourage and assist in the acquisition, construction, improvement, maintenance, equipping and furnishing of certain industrial, manufacturing, warehousing, commercial, research, civic and recreation facilities as authorized by the Act in order to promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the City of Poughkeepsie, New York and of the State of New York and to improve their standard of living; and

WHEREAS, in order to accomplish the purposes of the Act and to provide financial assistance to project applicants of the Agency, a straight-lease transaction is generally entered into between the Agency and the applicants and such straight-lease transactions include the preparation and execution of a lease and project agreement ("Lease and Project Agreement"); and

WHEREAS, each Lease and Project Agreement entered into between the Agency and applicants contain certain provisions with respect to notices, certificates and other communications between the parties of each Lease and Project Agreement and that such notices, certificates and other communications be in writing and be either delivered personally or sent by certified mail, return receipt requested, or delivered by any national overnight express delivery service addressed to the various parties of each Lease and Project Agreement; and

WHEREAS, heretofore Lease and Project Agreements provided that a copy of all notices delivered to the Agency also be delivered to the Agency's prior Bond Counsel, Harris Beach PLLC; and

WHEREAS, the Agency has since retained the firm of Hawkins Delafield & Wood LLP to serve as Bond Counsel to the Agency and now desires to notify the project notice parties of each active project of the Agency of such change in Bond Counsel,

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

Section 1. The Agency hereby authorizes and directs that a notice ("Notice") be sent to all active project notice parties stating that pursuant to Section 14.1 of the Agency's Lease and Project Agreements, a copy of all notices delivered to the Agency pursuant to the agreements also be delivered to Hawkins Delafield & Wood LLP at the following address:

Hawkins Delafield & Wood LLP
7 World Trade Center
250 Greenwich Street-41st Floor
New York, New York 10007
Attn: Daniel G. Birmingham

and such Notice shall also advise each active project notice parties that the firm of Harris Beach, PLLC should no longer receive any further notices, certificates and other communications.

Section 2. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

Date: February 9, 2022

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency") duly convened electronically to reduce the risk of COVID-19 spread by the Chairperson of the Agency and held on Wednesday, February 9, 2022, 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:

Recused:

Also Present:

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to an 18-month extension of the amount of time 160 Union Holdings LLC has to obtain Agency approval of projects at 147 Union Street and 166 Union Street, prior to triggering adverse consequences under the PILOT Schedule under the Lease and Project Agreement for the 160 Union Street Project.

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

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING AN 18-MONTH EXTENSION OF THE AMOUNT OF TIME 160 UNION HOLDINGS LLC HAS TO OBTAIN AGENCY APPROVAL OF PROJECTS AT 147 UNION STREET AND 166 UNION STREET, PRIOR TO TRIGGERING ADVERSE CONSEQUENCES UNDER THE PILOT SCHEDULE UNDER THE LEASE AND PROJECT AGREEMENT DATED AS OF NOVEMBER 1, 2020 BETWEEN THE AGENCY AND 160 UNION STREET

WHEREAS, by Title 1 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 amended (collectively, the "Act"), the City of Poughkeepsie Industrial Development Agency (the "Agency") was created with the authority and power, among other things, to promote, develop, encourage and assist in the acquisition, construction, improvement, maintenance, equipping and furnishing of certain industrial, manufacturing, warehousing, commercial, research, civic and recreation facilities as authorized by the Act in order to promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the City of Poughkeepsie, New York and of the State of New York and to improve their standard of living; and

WHEREAS, the City of Poughkeepsie Industrial Development Agency (the "Agency") entered into a Lease and Project Agreement dated as of November 1, 2020 (the "Project Agreement") with 160 Union Holdings, LLC (the "Company") relating to a project described therein (the "Project"); and

WHEREAS, the payments-in-lieu-of taxes benefits ("Enhanced PILOT Benefits") are set forth in Section 5.1 and Exhibit C of the Agreement and such Enhanced PILOT Benefits are predicated on the Agency approving by resolution, within eighteen (18) months following the Agency's March 11, 2020 meeting, to wit, September 11, 2021, the provision of payments-in-lieu-of taxes benefits for certain other projects anticipated to be undertaken by the Company at 147 Union Street and 166 Union Street (collectively, the "Related Projects"); and

WHEREAS, due to unforeseen circumstances and delays in the approval process for the Related Projects, the approval by the Agency of the payments-in-lieu-of taxes benefits for the Related Projects did not occur by September 11, 2021; and

WHEREAS, due to said unforeseen circumstances and delays the Agency is desirous of extending the date on or prior to which the Company is required to obtain Agency approval for the Related Projects from September 11, 2021 to the date that is 18 months following the date of this February 9, 2022 meeting of the Agency, to wit, August 9, 2023 (the "Adjusted Date"), thereby allowing the Company reasonable additional time to obtain Agency approval for the Related Projects and preserving the Enhanced PILOT Benefits retroactively at least until Adjusted Date;

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

Section 1. The Agency extends the date on or prior to which the Company is required to obtain Agency approval for the Related Projects from September 11, 2021 to the date that is 18 months following the date of this meeting of the Agency, to wit, to August 9, 2023 (the “Adjusted Date”), and preserves the Enhanced PILOT Benefits retroactively at least until Adjusted Date.

Section 2. The Agency intends to further implement the objectives of this resolution by amending the existing Project Agreement by mutual agreement with the Company to reflect the extension granted hereunder.

Section 3. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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 February 9, 2022, 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 February, 2022.

By: _____
Secretary

Date: February 9, 2022

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency") duly convened electronically to reduce the risk of COVID-19 spread by the Chairperson Pro-Tem of the Agency and held on Wednesday, February 9 2022, 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 a modification an existing mortgage of property located at 472 Maple Street, Poughkeepsie, New York and related matters.

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 A MODIFICATION AN EXISTING
MORTGAGE OF PROPERTY LOCATED AT 472 MAPLE
STREET, POUGHKEEPSIE, NEW YORK AND RELATED
MATTERS**

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 and Maple St. of Dutchess LLC (the "Project Company") have entered into a Lease and Project Agreement, dated as of September 1, 2018 (the "Project Agreement"), with respect to a project located at 472 Maple Street, Poughkeepsie, New York (the "Project"); and

WHEREAS, the Project Agreement provides, among other things, for a lease of the land and improvements by the Project Company, as lessor, to the Agency, as lessee and for a sublease of the land and improvements so conveyed to the Agency, by the Agency, as lessor, to the Project Company, as lessee; and

WHEREAS, in connection with the financing of the Project by the Project Company, the Project Company and the Agency have mortgaged their respective interests in the Project realty and improvements to Rhinebeck Bank pursuant to a mortgage dated September 13, 2018 (the "Original Mortgage"); and

WHEREAS, the Project Company is proposing to refinance the Project with a loan from M&T Realty Capital Corporation, and in connection therewith the Original Mortgage will be assigned by Rhinebeck Bank to M&T Realty Capital Corporation, and thereafter the mortgaged amount will be increased and the Original Mortgage and various additional mortgage and security documents will be combined pursuant to a consolidation, extension and modification Agreement (the "Modification Agreement"); and

WHEREAS, the Project Company has requested no new Agency financial assistance in connection with the proposed transaction; and

WHEREAS, in the Project Agreement the Agency has agreed, at the request of the Project Company, to mortgage the Agency's interests in the Project, at the sole cost and expense of the Project Company;

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

Section 1. The Agency is authorized to mortgage the Agency's interests in the Project, subject to the Agency's reservation of the Unassigned Rights as defined in the Project Agreement, to secure payment of the indebtedness of the Project Company in favor of M&T Realty Capital Corporation, as mortgagee.

Section 2. The mortgage documentation, shall be substantially in the form that is typically used in similar industrial development agency project financings where the project owner utilizes bank mortgage financing supported by Fannie Mae, such acceptable to be determined in consultation with counsel to the Agency, together with such ancillary documents and certificates as are typically and reasonably required in such financings (collectively the "Mortgage Documents") and such Mortgage Documents are hereby approved.

Section 3. Each of the Chair and the Vice-Chair of this Agency are authorized to execute and deliver the Mortgage Documents, with such modifications as may be approved in the reasonable judgment of the executing party, such approval to be conclusively determined by execution of the Mortgage Documents.

Section 4. Delivery of the Mortgage Documents by the Agency shall be conditioned upon payment of the fees and expenses of the Agency in connection with this transaction and in accordance with the Project Agreement.

Section 5. No new financial assistance by the Agency is authorized by this resolution.

Section 6. This resolution shall take effect immediately.

[The Balance of This Page Intentionally Left Blank]

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 February 9, 2022, 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 9th day of February, 2022.

By: _____
Secretary

Date: February 9, 2022

At a regularly scheduled meeting of the City of Poughkeepsie Industrial Development Agency (the "Agency") duly convened electronically to reduce the risk of COVID-19 spread by the Chairperson of the Agency and held on Wednesday, February 9, 2022, 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:

Recused:

Also Present:

After the meeting had been duly called to order, the Chair announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the adoption of the 2022 Budget for the City of Poughkeepsie Industrial Development Agency and the acceptance of the submission of the proposed budgets for fiscal years 2023, 2024, and 2025 pursuant to Section 2800 of the New York Public Authorities Law.

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

Voting Aye

Voting Nay

RESOLUTION OF THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE 2022 BUDGET OF THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY AND ACCEPTING THE SUBMISSION AND POSTING OF THE PROPOSED BUDGETS OF THE CITY OF POUGHKEEPSIE INDUSTRIAL DEVELOPMENT AGENCY FOR FISCAL YEARS 2023, 2024, AND 2025 PURSUANT TO SECTION 2800 OF THE NEW YORK PUBLIC AUTHORITIES LAW

WHEREAS, by Title 1 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 amended (collectively, the "Act"), the City of Poughkeepsie Industrial Development Agency (the "Agency") was created with the authority and power, among other things, to promote, develop, encourage and assist in the acquisition, construction, improvement, maintenance, equipping and furnishing of certain industrial, manufacturing, warehousing, commercial, research, civic and recreation facilities as authorized by the Act in order to promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the City of Poughkeepsie, New York and of the State of New York and to improve their standard of living; and

WHEREAS, pursuant to §2800 of the New York Public Authorities Law (the "PAL"), the Agency is required to submit to the chief executive officer, the chief fiscal officer, the chairperson of the legislative body of the local government or local governments and the New York Authorities Budget Office, within ninety (90) days after the end of its fiscal year, a complete and detailed report or reports setting forth, among other things, a minimum of a four (4) year financial plan; 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.

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

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The approval of the proposed 2022 Budget ("2022 Budget"), as presented to the Agency and attached hereto as Exhibit A, will allow the Agency to continue to operate in compliance with the Act; and

(c) It is desirable and in the public interest for the Agency to adopt the 2022 Budget; and

(d) The Agency has heretofore complied with the requirements of Section 861 of the General Municipal Law of the State of New York by mailing or delivering to the chief executive

officer and the governing body of the City, and making available for public inspection and comment, the 2022 Budget no later than twenty (20) business days prior to the date hereof and filing the same with the City Clerk; and

(e) The acceptance of the submission of the projected budgets for the fiscal years 2023, 2024, and 2025, a copy of which is attached hereto as Exhibit B, and approval of the posting of the same as required under §2800 of the PAL will allow the Agency to continue to operate in compliance with §2800 of the PAL; and

(f) It is desirable and in the public interest for the Agency to accept the submission of the Agency's projected budgets for fiscal years 2023, 2024, and 2025 and approve the posting of the same as required under §2800 of the PAL.

Section 2. In consequence of the foregoing, the Agency hereby determines to adopt the proposed 2022 Budget.

Section 3. The Agency hereby further determines to accept the submission of the Agency's projected budgets for fiscal years 2023, 2024, and 2025 and approve the posting of the same as required under §2800 of the PAL.

Section 4. The Agency is hereby authorized to do all things necessary or appropriate for the accomplishment of the purposes of this resolution, and all acts heretofore taken by the Agency with respect to the 2022 Budget and the projected budgets for fiscal years 2023, 2024, and 2025 are hereby approved, ratified and confirmed.

Section 5. This resolution shall take effect immediately.

[Remainder of Page Intentionally Left Blank]

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 February 9, 2022, 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 February, 2022.

By: _____
Secretary

Exhibit A
2022 Budget

Exhibit B

Projected Budgets for 2023, 2024, and 2025



**LAMB &
BARNOSKY, LLP**
ATTORNEYS AT LAW

534 BROADHOLLOW ROAD, SUITE 210
PO BOX 9034
MELVILLE, NY 11747-9034
(631) 694.2300 • FAX: (631) 694.2309

SERVICE BY FAX, EMAIL OR OTHER FORMS OF
ELECTRONIC COMMUNICATION NOT ACCEPTED

RICHARD K. ZUCKERMAN
PARTNER

DIRECT DIAL: (631) 414.5808
DIRECT FAX: (631) 454.3846
RKZ@LAMBARNOSKY.COM

January 26, 2022

City of Poughkeepsie Industrial Development Agency
28 Garfield Place
Poughkeepsie, NY 12601

Attention: Rose Graziano-Moffet

Re: City of Poughkeepsie Industrial Development Agency

Dear Rose:

We are enclosing herewith our bill for professional services rendered.

Should you have any questions, please do not hesitate to contact me.

With best wishes,

Very truly yours,

Richard K. Zuckerman / js

Richard K. Zuckerman

RKZ:js
Encl.



**LAMB &
BARNOSKY, LLP**

ATTORNEYS AT LAW
TRUST. PERSONAL ATTENTION. RESULTS.

534 BROADHOLLOW ROAD, SUITE 210
PO Box 9034
MELVILLE, NY 11747-9034
(631) 694.2300 • FAX: (631) 694.2309

January 24, 2022

City of Poughkeepsie Industrial Developm
28 Garfield Place
Poughkeepsie, NY 12601

Invoice No.: 139205

INVOICE SUMMARY

For Professional Services Rendered through December 31, 2021

Description	Services	Dsbt	Total
General	65.00	.00	65.00
Poughkeepsie Waterfront Development, LLC	845.00	.00	845.00
Total	\$ 910.00	\$.00	\$ 910.00

TOTAL THIS INVOICE **\$ 910.00**

Previous Balance \$ 910.00

TOTAL BALANCE DUE **\$ 1,820.00**

PAYMENT DUE UPON RECEIPT

Interest at the rate of 1% per month will be charged on any statement 30 days past due.

LAMB & BARNOSKY, LLP

Client No.: 53127
Matter No.: 1

January 24, 2022
Invoice No.: 139205

RE: General

PROFESSIONAL SERVICES

Date	Atty	Description	Hours	Amount
12/31/21	RKZ	Telephone from Matt Diggins with regard to potential conflict of interest-related issues	.20	65.00

TOTAL PROFESSIONAL SERVICES **\$ 65.00**

SUMMARY OF PROFESSIONAL SERVICES

Name	Title	Hours	Rate	Total
Richard K. Zuckerman	Partner	.20	325.00	65.00
Total		.20		\$ 65.00

MATTER TOTAL **\$ 65.00**

LAMB & BARNOSKY, LLP

Client No.: 53127
Matter No.: 3

January 24, 2022
Invoice No.: 139205

**RE: Poughkeepsie Waterfront Development, LLC and JM Development Group, LLC v. City
of Poughkeepsie Industrial Development Agency**

PROFESSIONAL SERVICES

Date	Atty	Description	Hours	Amount
12/01/21	RKZ	Received and review an electronic notice of the filing of Notice of Entry of Justice Greenwald's Decision	.10	32.50
12/05/21	RKZ	Received and review e-mails	.10	32.50
12/06/21	RKZ	Preparation of an e-mail to the Board	.10	32.50
12/14/21	RKZ	Preparation of an e-mail to the Board	.10	32.50
12/15/21	RKZ	Received and review an e-mail from Eric Gordon, Esq.; preparation of an e-mail to Eric Gordon, Esq.; et al.; preparation of an e-mail to the Board	.10	32.50
12/29/21	RKZ	Received and review an e-mail from the new IDA Board Members; received and review an e-mail from a Board Member; preparation of an e-mail	.20	65.00
12/29/21	RKZ	Received and review an e-mail from Board Member; received and review an e-mail from a Board Member	.20	65.00
12/29/21	RKZ	Preparation of an e-mail to a Board Members	.10	32.50
12/31/21	RKZ	Meeting with the Board; et al. (Zoom)	1.60	520.00
TOTAL PROFESSIONAL SERVICES				\$ 845.00

SUMMARY OF PROFESSIONAL SERVICES

Name	Title	Hours	Rate	Total
Richard K. Zuckerman	Partner	2.60	325.00	845.00
Total		2.60		\$ 845.00

MATTER TOTAL **\$ 845.00**

TOTAL THIS INVOICE **\$ 910.00**

This document may contain privileged or confidential information pursuant to applicable law.
Please consult with counsel before releasing it to a third party.

LAMB & BARNOSKY, LLP

Invoice No.: 139205

January 24, 2022

OUTSTANDING INVOICES

Invoice Number	Date	Invoice Total	Payments Received	Ending Balance
137865	9/27/21	162.50	.00	162.50
138204	10/20/21	585.00	.00	585.00
138559	11/18/21	130.00	.00	130.00
138879	12/22/21	32.50	.00	32.50
Previous Balance				\$ 910.00
Balance Due This Invoice				<u>\$ 910.00</u>
TOTAL BALANCE DUE				<u>\$ 1,820.00</u>



**LAMB &
BARNOSKY, LLP**

ATTORNEYS AT LAW
TRUST. PERSONAL ATTENTION. RESULTS.

534 BROADHOLLOW ROAD, SUITE 210

PO Box 9034

MELVILLE, NY 11747-9034

(631) 694.2300 • FAX: (631) 694.2309

January 24, 2022

City of Poughkeepsie Industrial Developm
28 Garfield Place
Poughkeepsie, NY 12601

Invoice No.: 139205
Client No.: 53127

REMITTANCE PAGE

BALANCE DUE THIS INVOICE	\$ 910.00
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Previous Balance	<u>\$ 910.00</u>
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TOTAL BALANCE DUE	<u>\$ 1,820.00</u>
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All checks should be made payable to:

Lamb & Barnosky, LLP

Please return this page with payment to:

Lamb & Barnosky, LLP
ATTN: Accounts Receivable
534 Broadhollow Road, Suite 210
Melville, NY 11747-9034

Please reference your invoice and client-matter number with your payment.

If you have any questions, please contact the billing manager at
(631) 694-2300

PAYMENT DUE UPON RECEIPT

Interest at the rate of 1% per month will be charged on any statement 30 days past due.

Thank you! Your business is greatly appreciated.

This document may contain privileged or confidential information pursuant to applicable law.
Please consult with counsel before releasing it to a third party.

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 February 9, 2022, 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 February, 2022.

By: _____
Secretary



PHONE: 212-820-9300
FAX: 212-514-8425

7 WORLD TRADE CENTER
250 GREENWICH STREET
NEW YORK, NY 10007
WWW.HAWKINS.COM

NEW YORK
WASHINGTON
NEWARK
HARTFORD
LOS ANGELES
RALEIGH
SACRAMENTO
SAN FRANCISCO
PORTLAND
ANN ARBOR

Writer's direct contact:
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January 31, 2022

City of Poughkeepsie Industrial Development Agency
28 Garfield Place
Poughkeepsie, NY 12601

Re: Quarterly Counsel Fee (3rd and 4th Quarters, 2021)

Attention: Rose Graziano-Moffett, Chairperson

I have enclosed a copy of our invoice for the quarterly fee for the 3rd and 4th Quarters of 2021, that is payable in accordance with our retainer letter with the Agency, dated April 26, 2021.

If all appears to be in order, we would kindly ask that you bring this to the attention of the appropriate person for payment in accordance with the attached invoice payment instructions.

We appreciate the opportunity to be of assistance to the IDA. If you have any questions or comments concerning the bill, please do not hesitate to call me.

With all best wishes, I am

Very truly yours,

Daniel G. Birmingham

Enclosure

Hawkins Delafield & Wood LLP

7 WORLD TRADE CENTER
250 GREENWICH STREET
NEW YORK, NY 10007
WWW.HAWKINS.COM

January 31, 2022

City of Poughkeepsie Industrial Development Agency
(Our File Designation: 7941/45167)

-to-

Hawkins Delafield & Wood LLP

For Services Rendered to the City of Poughkeepsie Industrial Development Agency under a Retainer Letter dated April 26, 2021. This invoice is for the 3rd and 4th Quarters of 2021 at \$2,500.00 per Quarter.

FEE (including expenses):

\$5,000.00

Please make payment as follows: