

Columbia County Industrial Development Agency

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY MEETING NOTICE

Please take notice that there will be a regular meeting of the Columbia County Industrial Development Agency Corporation and its Committees to be held in person on May 6, 2025 at 8:30am, at One Hudson City Centre, Suite 301, Hudson, NY 12534 in accordance with Public Officers Law Section 103-a; This meeting is open to the public, who will have the opportunity to attend the meeting in person at the One Hudson City Centre address or via Zoom and provide live comments. Meeting packets are posted and available on the IDA's website: <https://columbiaedc.com/about-cedc/columbia-county-ida/ccida-public-documents-room/> Join Zoom Meeting:

<https://us06web.zoom.us/j/88511459692?pwd=LqshEttD1bDnEVBaEDYtj9O8OxPN.1>

Meeting ID: 885 1145 9692, Passcode: 167586, Dial by your location: 1 646 558 8656

Find your local number: <https://us06web.zoom.us/u/kbxNANvRs>

Dated: April 29, 2025

Nina Fingar-Smith

Secretary, Columbia County Industrial Development Agency

IDA Board of Members Agenda

Members:

Nina Fingar-Smith	William Gerlach	Helen Kozel	Sarah Sterling
Bob Galluscio	Brian Keeler	Carmine Pierro	

1. Draft Minutes, March 11, 2025*
2. Administrative Director's Report
3. Healy Blvd Owner LLC Application*
4. Public Comments

Attachments:

Draft Minutes March 11, 2025
Healy Blvd Owner LLC Application

* Requires Action

**One Hudson City Centre, Suite 301
Hudson, New York 12534
518-828-4718**

Columbia County Industrial Development Agency

MINUTES DRAFT COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY Full Board Tuesday, March 11, 2025

A regular meeting of Columbia County Industrial Development Agency's Board held Tuesday, March 11, 2025 in person. The meeting was called to order at 8:50 am by Carmine Pierro, Chair.

Attendee Name	Title	Status	Arrived
Nina Fingar-Smith	Secretary	Absent	
Robert Galluscio	Treasurer	Present in person	
William Gerlach	Board Member	Present in person	
Brian Keeler	Board Member	Present in person	
Helen Kozel	Bord Member	Present in person	
Carmine Pierro	Chair	Via Zoom	
Sarah Sterling	Vice-Chair	Absent	
Andrew Howard	Counsel	Present in person	
F. Michael Tucker	President/CEO	Present in person	
Chris Brown	Housing Development Coordinator	Present in person	
Martha Lane	Business Development Director	Present in person	
Stephen VanDenburgh	Business Development Specialist	Present in person	
Lisa Drahushuk	Administrative Supervisor	Present in person	
Cat Lyden	Bookkeeper	Present in person	
Riley Werner	Administrative Assistant	Present in person	
Nicole Overbaugh	UHY	Present in perso	

2024 Audited Financials and Related Correspondence:

Ms. Overbaugh reviewed the audited financials with the Board. *Mr. Gerlach made a motion, seconded by Mr. Keeler to approve the audited financials as presented. Carried.*

Draft Minutes, February 4, 2025

Mr. Galluscio made a motion, seconded by Ms. Kozel to approve the minutes from February 4, 2025 as presented. Carried.

Administrative Director's Report:

Mr. Tucker stated there were still open applications from Labella's and the Philmont Summit project. He stated he had inquires from a potential Senior Housing project in Livingston. He stated Mr. Calcagno had decided to revive his project for housing in Valatie with a total of 51 units. He stated there was also a new developer for the Valatie River Street housing project, which was now targeting senior housing.

Commerce Park:

Mr. Tucker stated Mr. Howard had suggested the Board formalize the sale of the 8 Bender Blvd Property in the Commerce Park to HRI Holdings, LLC with a resolution. He reviewed the sale and asked that the Board vote on the resolution formalizing the sale. *Mr. Gerlach made a motion, seconded by Ms. Kozel to approve the*

resolution approving the sale of the property for the sum of \$50,000 to HRI Holdings, LLC at the terms of the contract of December 17, 2024. They also agreed to authorize Mr. Pierro to execute the deed conveyance, transfer tax form, title affidavits and any other affiliated documents. Carried.

Treasurer's Report:

Mr. Tucker stated the PILOTS had been paid and administrative bills were sent out. Mr. Gerlach made a motion to approve the Treasurer's Report , seconded by Mr. Galluscio. Carried.

With no public comment or further business, Mr. Keeler made a motion, seconded by Mr. Gerlach to adjourn the meeting. The meeting adjourned at 9:16am.

Respectfully submitted by Lisa Drahushuk



PLANNING CONSULTANTS, INC.

May 1, 2025

Columbia County IDA
One Hudson City Centre
Suite 301
Hudson, NY 12534

ATTN: Michael Tucker

**RE: Healy Blvd Owner LLC
IDA Application**


Dear Mr. Tucker –

Please accept this application to the Columbia County Industrial Development Agency (OCIDA) for a project on Healy Blvd in the Town of Greenport.

Enclosed please find:

1. CCIDA Application
2. Healy Blvd Owner LLC Organization Chart
3. Proposed Site Plan
4. Short Environmental Assessment Form
5. Proposed PILOT Schedule
6. Application Fee in the amount of \$2,000 (mailed)

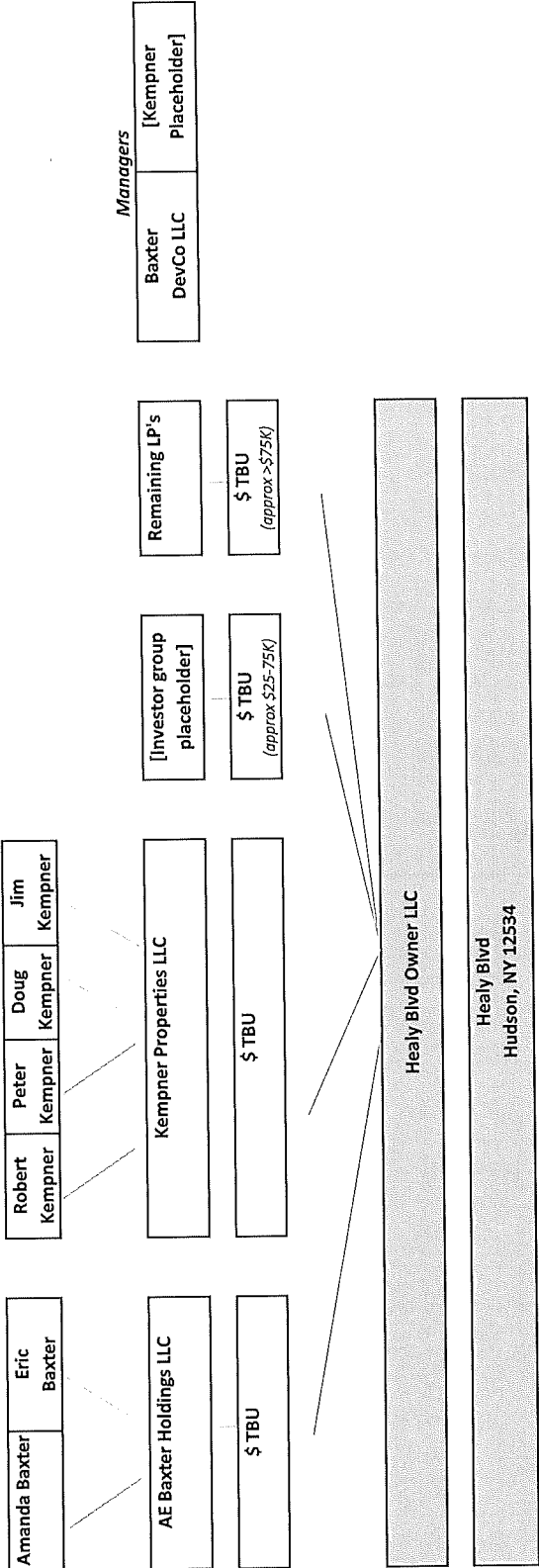
Sincerely,



Natalie Quinn

Healy Blvd | Org Chart

Total Equity: \$18,400,000



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

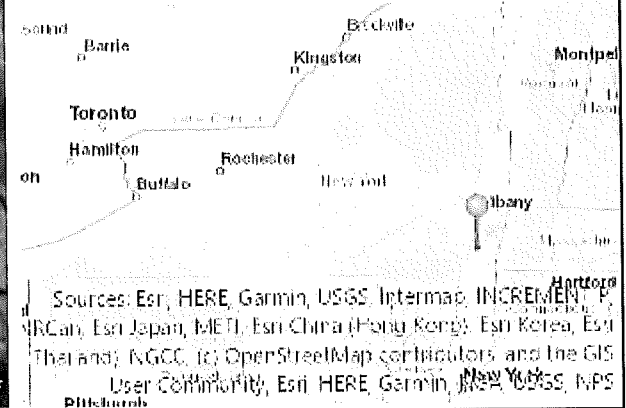
Part 1 – Project and Sponsor Information			
Name of Action or Project: Healy Blvd.			
Project Location (describe, and attach a location map): Healy Blvd, Hudson, NY 12534 (SBL 110-1-9.3)			
Brief Description of Proposed Action: Application for CCIDA benefits regarding construction of a new multifamily residential development on a vacant parcel (SBL 110-1-9.3) in the Town of Greenport, New York. The project will provide a total of 154 residential apartments and accessory parking. The residential units will be located within eight (8) separate buildings - seven (7) buildings with 11,000 SF footprints and one (1) building with 8,350 SF footprint.			
Name of Applicant or Sponsor: Healy Blvd Owner LLC		Telephone: 203-803-3575 E-Mail: Rob@KempnerProperties.com	
Address: 11 Garden Street, Suite 101			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Greenport Planning Board			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		18.99 acres	
b. Total acreage to be physically disturbed?		approx. 9.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		18.99 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) hazardous waste? If Yes, describe:	NO	YES
C411017, 411018	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Lauren Lopez Rutkowski</u> Date: <u>5/1/2025</u>		
Signature: <u>Lauren Lopez Rutkowski</u> Title: <u>Director of Real Estate Development</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Columbia County Industrial Development Agency

One Hudson City Centre, Suite 301
Hudson, New York 12534
Tel: (518) 828-4718
Email: Ldrahus@ColumbiaEDC.com

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the Columbia County Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Columbia County Industrial Development Agency.

TO: Columbia County Industrial Development Agency

APPLICANT: Healy Blvd Owner LLC

APPLICANT'S ADDRESS: 11 Garden Street, Suite 101

CITY: Poughkeepsie STATE: NY ZIP CODE: 12601

PHONE NO.: 203-803-3575 E-MAIL: rob@kempnerproperties.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Natalie Quinn, KARC Planning Consultants

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Daniel Hubbell

ATTORNEY'S ADDRESS: One Commerce Plaza

CITY: Albany STATE: NY ZIP CODE: 12206

PHONE NO.: 518-487-7692 E-MAIL: dhubbell@woh.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 OF THIS APPLICATION BEFORE COMPLETING THIS FORM.

INSTRUCTIONS

1. The Columbia County Industrial Development Agency (“the Agency”) will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return five (5) printed copies and one (1) electronic copy of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred by the Agency in connection with this application and the Project contemplated herein, regardless of whether a closing occurs (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel, special counsel and bond counsel, and any required consultants, may be considered as a part of the project and included as a part of the resultant bond issue. The applicant shall establish an escrow with the Agency for such costs upon request.
9. The Agency has established a non-refundable application fee of One Thousand Dollars (\$1,000.00) for projects with a cost of up to but not including Five Million Dollars (\$5,000,000.00) and an application fee of Two Thousand Dollars (\$2,000.00) for projects with a cost of Five Million Dollars (\$5,000,000.00) and above to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE CONSIDERED COMPLETE BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.

SUMMARY OF PROPOSED PROJECT

Project Name:	Healy Blvd Owner LLC		
Project Description (provide a brief narrative):			
Construction of 154 residential units and 275 accessory parking spaces.			
Project Street Address:	Healy Blvd, Hudson, NY 12534 (SBL: 110-1-9.3)		
Primary Contact (Name, Title, Company):	Robert Kempner		
Phone Number:	c/o 845-874-7166	Email:	c/o natalie@karcpc.com
Project Occupant:	Healy Blvd Owner LLC		

Type of Project: Select project type for all end-users at Project Site (choose all that apply):

<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Warehouse/Distribution	<input type="checkbox"/> Back office
<input type="checkbox"/> Multi-tenant/Mixed Use	<input type="checkbox"/> Commercial	<input type="checkbox"/> Facility for Aging
<input type="checkbox"/> Acquisition of existing facility	<input type="checkbox"/> Civic Facility (not-for-profit)	<input checked="" type="checkbox"/> Housing*
<input type="checkbox"/> Retail / Service*	<input type="checkbox"/> Other (specify):	

*Complete specific use type questionnaire in Attachment B Retail Questionnaire

Employment Impact: Retained Jobs: Full Time: 0 Part-Time: 0
 New Jobs: Full Time: 3 Part-Time: 1

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status:	<u>0</u>
Average Estimated Annual Salary of Jobs to be Created:	<u>\$ 71,250.00</u>
Annualized Salary Range of Jobs to be Created:	<u>\$50-\$80K</u>
Estimated Average Annual Salary of Jobs to be Retained:	<u>\$ 0.00</u>

Total Project Cost: \$ 52,600,000

Type of Financing: Straight Lease Tax-Exempt Taxable

Amount of Bonds Requested: \$ 0

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	<u>\$ 2,376,000</u>
Mortgage Recording Taxes:	<u>\$ 427,500</u>
Real Property Tax Exemptions:	<u>\$ 6,009,000</u>
Other (please specify):	<u>\$ 0</u>

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY").

A. Identity of Company			
Company Name:	Healy Blvd Owner LLC		
Present Address:	11 Garden Street, Suite 101, Poughkeepsie, NY 12601		
Fed ID/EIN:	33-4880218	Website:	N/A
If the Company differs from the Applicant, give details of relationship:			
N/A			
Type of Organization (eg. C-Corp, LLC):	LLC		
Founded in which state:	New York	Year founded:	2025
Authorized to do business in New York:	Yes	NAICS Code:	236116
Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:			
Direct/Indirect affiliate: Baxter DevCo LLC (manager), AE Baxter Holdings LLC (investor), and Kempner Properties LLC (manager and investor).			
Describe in detail the Company's background, products, customers, good and services:			
Special purpose entity to develop and own the proposed project.			
Has the Company ever received incentives tied to job creation? If yes, describe the project, incentive and results. Additional sheets may be attached, if necessary.			
No			

B. Ownership and Management of Company:

List all owners, officers, members, directors and partners and attach an organizational chart.
(complete all columns for each person):

Name Home Address	Office Held / Title	% of Ownership % of Voting Rights
Eric Baxter - 11 Garden Street Suite 101 Poughkeepsie, NY 12601	Manager / Member	25%
Amanda Baxter - 21 Villa Lane Poughkeepsie, NY 12603	Member	25%
Robert Kempner - 257 Mamaroneck Avenue White Plains, NY 10605	Manager / Member	12.5%
Doug Kempner - 257 Mamaroneck Avenue White Plains, NY 10605	Member	12.5%
Peter Kempner - 257 Mamaroneck Avenue White Plains, NY 10605	Member	12.5%
Jim Kempner - 257 Mamaroneck Avenue White Plains, NY 10605	Member	12.5%

Is Company publicly held?	No	If yes, list exchanges where stock is traded:	N/A
If the answer to any of questions 1 through 4 is yes, provide a detailed confidential explanation under a separate cover addressed to CCIDA Counsel.			
1. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation?			No
2. Has any person listed above ever been a plaintiff or defendant in any civil or criminal litigation?			No
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)?			No
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?			No

II. PROPOSED PROJECT DETAILS

A. Project Activities

Street Address:	Healy Blvd, Hudson, NY 12534		
Tax Map ID(s):	110-1-9.3		
What are the principal products to be produced at the Project Site?	N/A - Multi-family residential		
What are the principal services to be provided at the Project Site?	N/A - Multi-family residential		
Provide business activity by location (estimate the percentage of company's sales/activities based on location):			
Within Columbia County:	100%	Within NYS but outside of Columbia County:	0%
Outside NYS but within USA:	0%	Outside USA:	0%
List primary foreign countries:	N/A		
Provide business supply sources by location (estimate the percentage of company's raw material purchases based on location):			
Within Columbia County:	20% est	Within NYS but outside of Columbia County:	50% est
Outside NYS but within USA:	30% est	Outside USA:	0%
List primary foreign countries:	N/A		
Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities? If yes, complete Attachment B, Retail Questionnaire.			No
Will the Project be owned or operated by a not-for-profit corporation?			No
If yes, please provide detail:	N/A		

Will the Project be sold or leased to a municipality?	No
If yes, please provide detail:	N/A

B. Project Site

Approximate size (in acres or square feet) of Project site:	18.99 acres		
Is a map, survey or sketch of the project site attached?	Yes		
Describe the Project site condition (ex. Brownfield, abandoned or blighted, undeveloped or vacant, infill):			
Vacant and unimproved			
Are there existing buildings on project site?	No	If yes, indicate number and approximate size (in square feet) of each existing building:	
Are existing buildings in operation?	N/A	If yes, describe present use of present buildings:	
Are existing buildings abandoned?	N/A		
About to be abandoned? (If yes, describe)	N/A		
Attach photograph of present buildings. N/A, site is vacant and unimproved.			
Current utilities serving project site:			
Water-Municipal:	None	Other (describe):	
Sewer-Municipal:	None	Other (describe):	
Electric-Utility:	None	Other (describe):	
Heat-Utility:	None	Other (describe):	
Present legal owner of project site:	Greenport Prudence Properties Corp		
If the Company owns project site, indicate date of purchase:	N/A	Purchase price:	
If Company does not own the Project site, does Company have option signed with owner to purchase the Project site?		Yes	
If yes, indicate date option signed with owner:	orig. 7/23/24	and the date the option expires:	6/30/2025
If the Company does not own the project site, is there a relationship legally or by common control between the Company and the present owners of the project site?			PSA
If yes, describe:	Purchase and sale agreement in effect.		

C. Description of the Equipment

Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?		No
If yes, describe the Equipment:	N/A	
With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used?		No
If yes, provide detail:	N/A	
Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:		

D. Environmental Review and Permitting

The applicant must comply with the State Environmental Quality Review Act (SEQRA) before the Agency can take action on proposed financial incentives. It is the Applicant's responsibility to provide a complete determination to the Agency.			
Environmental Assessment Form (attached):		Short Form attached Long Form forthcoming	
Lead Agency:	Town of Greenport Planning Board (anticipated lead agent)		
Agency Contact:	TBD	Date of Submission:	5/12/2025
Status of Submission:	forthcoming	Final SEQRA Determination:	TBD
Has the Project been presented to the local planning board for approval?			No
If yes, on what date and summarize current status of review:			
Identify the zoning district in which the project site is located:		N/A	
Are there any variances or special permits affecting the site?			N/A
If yes, list below and attach copies of all such variances or special permits:			
N/A			
Does the Project consist of a new building or buildings?			Yes
If yes, indicate number and size of new buildings:			
7 buildings with 11,000 SF footprints and 1 building with 8,350 SF footprint (85,350 SF)			
Does part of the Project consist of additions and/or renovations to the existing buildings?			No
If yes, indicate the buildings to be expanded or renovated, the size of any expansion and the nature of the expansion and/or renovation:			
N/A			
Does the Project require the installation of any new or updated utilities that are not currently servicing the Project Site?			Yes

If yes, indicate which utilities will need to be installed:	TBD (water/sewer connections to municipal system)	
Will the Project result in the relocation of existing facility (jobs and/or operation) from one part of NYS to another? (If yes, complete Attachment A – Inter-municipal Move Determination)	No	
Will the Project result in the relocation from another state or country? If yes, list state, municipality and/or country:	N/A	

E. Method of Construction After Agency Approval

If the Agency approves the project which is the subject of this application, there are two methods that may be used to construct the project. The applicant can construct the project privately and sell the project to the Agency upon completion. Alternatively, the applicant can request to be appointed as “agent” of the Agency, in which case certain laws applicable to public construction may apply to the project. Does the applicant wish to be designated as “agent” of the Agency for purposes of constructing the project?	Yes
If the answer to question 1 is yes, does the applicant desire such “agent” status prior to the closing date of the financing?	No

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT.

Complete the following section if the company intends to lease or sublease any portion of the project

Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project?
Yes ____; No **X**_. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name:			
Present Address:			
Employer’s ID No:			
Sublessee is:			
Relationship to Company:			
Percentage of Project to be leased or subleased:			
Use of Project intended by Sublessee:			
Date of lease or sublease to Sublessee:			
Term of lease or sublease to Sublessee:			
Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the project? If yes, complete Attachment B, Retail Questionnaire.			
What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease?			

IV. SUMMARY OF PROJECT COSTS

More details to be completed in the attached Cost/Benefit Questionnaire.

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<u>Description of Cost</u>	<u>Amount</u>
Land	\$ 2,100,000
Buildings	\$ 42,500,000
Machinery and equipment costs	
Utilities, roads and appurtenant costs	
Architects and engineering fees	\$ 1,200,000
Costs of bond issue (legal, financial and printing	
Construction loan fees and interest	\$ 2,700,000
Other (specify)	
Other soft costs	\$ 4,100,000
TOTAL PROJECT COST	\$ 52,600,000

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project:

<u>Description of Sources</u>	<u>Amount</u>
Private Sector Financing	\$ 34,200,000
Public Sector	
Federal Programs	
State Programs	
Local Programs	
Applicant Equity	\$ 18,400,000
Other (specify, e.g., tax credits)	
TOTAL PROJECT COST	\$ 52,600,000

- C. Has a commitment for financing been received as of this application date, and if so, from whom? (Attach copies of commitments) Yes ____; No X.

Institution Name: _____

Institution Contact Person: _____ Phone: _____

- F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: N/A %

- G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ 34,200,000.00

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

Is the applicant requesting that the Agency issue bonds to assist in financing the project?		No
Amount of loan requested:		Maturity requested (in years):
Is the interest on such bonds intended to be exempt from federal income taxation?		
If yes, will any portion of the Project be used for any of the following purposes:		
a. retail food and beverage services:		
b. automobile sales or service:		
c. recreation or entertainment:		
d. golf course:		
e. country club:		
f. massage parlor:		
g. tennis club:		
h. skating facility:		
i. racquet sports facility:		
j. hot tub facility:		
k. suntan facility:		
l. racetrack:		
If the answer to any of the above questions contained in question 3 is yes, complete Attachment B, Retail Questionnaire.		

B. Tax Benefits

Is the applicant requesting any real property tax exemption in connection with the Project that would not be available to a project that did not involve the Agency?		Yes
If yes, is the real property tax exemption being sought consistent with the Agency's Uniform Tax Exemption Policy?		No
Is the applicant expecting that the financing of the Project will be secured by one or more mortgages?		Yes
If yes, what is the approximate amount of financing to be secured by mortgages?		\$ 34,200,000.
Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax?		Yes
If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes?		\$ 2,376,000.0
What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.		
a. N.Y.S. Sales and Compensating Use Taxes:		\$ 2,376,000.00
b. Mortgage Recording Taxes:		\$ 427,000.00
c. Real Property Tax Exemptions:		\$ 6,009,000.00
d. Other (please specify):		\$ 0.00
Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy?		Yes
If yes, explain:	See attached schedule that is being requested.	

C. Project Cost/Benefit Information

Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VI. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOC”) and with the administrative entity (collectively with the DOC, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the “NYS-45”), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable.

E. Uniform Agency Project Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the “Public Benefits”) and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.

F. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the

special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

G. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

N/A

H. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

I. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

J. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

K. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

N/A

L. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency are included in the Agency's Policies which can be accessed at <https://columbiaedc.com/about-cedc/columbia-county-ida/>

ATTACHMENT A**Inter-municipal Move Questionnaire****N/A**

The agency is required by State law to make a determination that, if completion of a Project benefiting from Agency financial assistance results in the relocation of a company from one area of the State of New York to another area of the State or in abandonment of one or more facilities of the Project occupant located within the State, Agency financial assistance is required to prevent the Project occupant from relocating out of state, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

	YES	NO
1. Will the Project result in the removal of a plant or facility of the Applicant from one area of the state to another area of the state?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the Project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the state to another area of the state?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the Project result in the abandonment of one or more plants or facilities located within the state?	<input type="checkbox"/>	<input type="checkbox"/>
If yes to either question above, explain why Agency financial assistance is necessary to prevent the relocation of the Project occupant out of state and/or to preserve the Applicant's competitive position:		
	YES	NO
4. Does the Project involve the relocation or consolidation of a Project occupant from another municipality? Within NYS:	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the Project involve the relocation or consolidation of a Project occupant from another municipality? Within the County:	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain:		

ATTACHMENT B
Retail Questionnaire

N/A

Complete the following questions if end users (including tenants and subtenants) are or will be primarily engaged in making retail sales of goods or services as identified in Section D of the Application. Retail projects include hotels and restaurants.

Section 862 of NYS General Municipal Law sets limits on the type of retail projects that are eligible for agency financial assistance. To ensure compliance with Section 862, the following additional information is required to determine if the Project qualifies for Agency financial assistance. For purposes of the questions below, the term “retail sales” means (a) sales by a registered vendor under Article 28 of NYS Tax Law primarily engaged in the retail sales of tangible personal property (as defined in Section 1101(b)(4)(i) of Tax Law) or (b) sales of a service to such customers where customers personally visit the Project site to undertake either a retail sales transaction or purchase services.

	YES	NO
1. Will any portion of the Project consist of facilities or property that will be primarily used in making retail sales of goods or services to customers who personally visit the site? <i>If no, do not complete the remainder of the Retail Questionnaire</i>	<input type="checkbox"/>	<input type="checkbox"/>
2. If the answer to Question 1 is yes, what percentage of the cost of the Project will be expended on facilities or property primarily used in making sales of goods or services to customers who personally visit the Project site?		
3. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project location or facility likely attract a significant number of visitors from outside the Capital Region Economic Development region (Albany, Columbia, Greene, Rensselaer, Schenectady, Warren, and Washington counties)? <i>If yes, provide a third party market analysis or other documentation supporting your response.</i>	<input type="checkbox"/>	<input type="checkbox"/>
4. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project make available goods or services which are not currently reasonably accessible to the residents of Columbia County? If yes, describe the goods and services provided that cannot be obtained locally at this time:	<input type="checkbox"/>	<input type="checkbox"/>
5. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the project be located in a highly distressed area, as defined in Section 854(18) of the NYS General Municipal Law? <i>If yes, provide supporting documentation to support your response.</i>	<input type="checkbox"/>	<input type="checkbox"/>
6. If the answer to Question 1 is yes and the answer to Question 2 is more than 33.33%, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If yes, explain:	<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION

I certify that I have prepared the responses provided in this Application and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documents will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to closing.

I understand that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency or authority involvement in the Project as well as may lead to other possible enforcement actions.

I affirm under penalty of perjury that all statements made on this application are true and accurate and complete to the best of my knowledge.

Name of Person Completing Application on behalf of the Company:	
Name:	Lauren Lopez Rutkowski
Title:	Director of Real Estate Development
Phone Number:	845-471-1047
Date:	5/1/2025
Signature:	<i>Lauren Lopez Rutkowski</i>

NOTE: APPLICANT MUST ALSO COMPLETE THE VERIFICATION BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT ON THE FOLLOWING PAGES.

VERIFICATION

STATE OF New York)
) SS.:
COUNTY OF Dutchess)

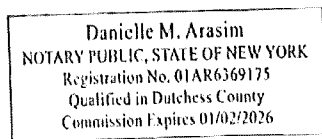
Lauren Lopez Rutkowski, being first duly sworn, deposes and says:
(Name of Individual)

1. That I am the Director of Real Estate Development (Title) of Healy Blvd Owner LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have fully read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, complete and accurate.

Lauren Lopez Rutkowski

Subscribed and affirmed to me under penalties of perjury. 1 day of May, 2025.

Danielle M. Arasim
(Notary Public)



HOLD HARMLESS AGREEMENT

Applicant hereby releases Columbia County Industrial Development Agency and the member, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issuance of bonds requested therein are favorably acted upon by the Agency, (ii) the Agency's financing of the Project described therein; and (iii) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: Lauren Lopez Rutkowski

Subscribed and affirmed to me under penalties of

perjury 1 day of May, 2025.

Danielle M. Arasim
(Notary Public)

Danielle M. Arasim
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6369175
Qualified in Dutchess County
Commission Expires 01/02/2026

TO: Project Applicants
 FROM: Columbia County Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the Columbia County Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed as part of the Application for Financial Assistance.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary ("Company"):	Healy Blvd Owner LLC
2. Brief Identification of the Project:	Multi-Family Residential

PROJECTED PROJECT INVESTMENT

A.	Land-Related Costs	
1.	Land acquisition	\$ 2,100,000.00
2.	Site preparation	
3.	Landscaping	
4.	Utilities and infrastructure development	
5.	Access roads and parking development	
6.	Other land-related costs (describe)	
	TOTAL	\$ 2,100,000
B.	Building-Related Costs	
1.	Acquisition of existing structures	
2.	Renovation of existing structures	
3.	New construction costs	\$ 42,500,000.00
4.	Electrical systems	
5.	Heating, ventilation and air conditioning	
6.	Plumbing	
7.	Other building-related costs (describe)	
	TOTAL	\$ 42,500,000
C.	Machinery and Equipment Costs	
1.	Production and process equipment	
2.	Packaging equipment	
3.	Warehousing equipment	
4.	Installation costs for various equipment	
5.	Other equipment-related costs (describe)	
	TOTAL	\$ 0

D.	Furniture and Fixture Costs	
1.	Office furniture	
2.	Office equipment	
3.	Computers	
4.	Other furniture-related costs (describe)	
	TOTAL	\$ 0.00
E.	Working Capital Costs	
1.	Operation costs	\$ 1,300,000.00
2.	Production costs	
3.	Raw materials	
4.	Debt service	\$ 1,830,000.00
5.	Relocation costs	
6.	Skills training	
7.	Other working capital-related costs (describe)	\$ 870,000.00
	other financing fees and closing costs TOTAL	\$ 4,000,000.00
F.	Professional Service Costs	
1.	Architecture and engineering	\$ 1,200,000.00
2.	Accounting/legal	
3.	Other service-related costs (describe)	\$ 2,800,000.00
	TOTAL	\$ 4,000,000.00
G.	Other Costs	
1.	_____	
2.	_____	
	TOTAL	\$ 0.00
H.	Total of Expenditures	\$ 52,600,000.00
Have any of the project expenses listed above already been paid by the Applicant?		Yes
If yes, provide the total expenditure to date and describe the costs:	approx. \$60,000 for soft costs only relating to concept development and purchase deposits	
Would this project be undertaken but for the Agency's financial assistance?		No
If yes, describe why the Agency's financial assistance is necessary and the effect the Project will have on the Applicant's business or operation.		
N/A		

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$	\$
Year 1	148	\$ \$ 10,212,000.00	\$ \$ 464,054.00
Year 2	170	\$ \$ 11,730,000.00	\$ \$ 533,035.00
Year 3	130	\$ \$ 8,970,000.00	\$ \$ 407,615.00
Year 4		\$	\$
Year 5		\$	\$

When does the Applicant anticipate the start of construction?	1/1/2026
Has construction work on this project begun?	No
If yes, discuss in detail the approximate extent of construction and the extent of completion. Indicate in your response whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.	
N/A	
Indicate the date the applicant estimates the Project will be completed:	12/31/2028
Describe the likelihood of accomplishing the Project in a timely fashion:	
The ownership and development team have begun to assemble a qualified and proven team to execute on the development, financing, and construction of the project with a methodical strategy that is slated into all parties' pipelines to ensure successful execution within the allocated time frame accounting for minor and minimal schedule delays.	
What is the total value of construction contracts to be executed?	\$ 42,500,000.00
Describe the general contractor's plans and selection process for using regional and/or Columbia County construction labor or regional and/or Columbia County sub contractors:	
The project general contractor will prioritize hiring regional and Columbia County labor and subcontractors, drawing on strong local relationships built through previous projects. The GC will engage local firms early in the preconstruction phase and issue bid packages to prequalified regional and Columbia County contractors to ensure competitive pricing and maximize local participation. Preference will be given to those with proven quality, reliability, and compliance with any MWBE,	

PROJECTED EMPLOYMENT IMPACT

Indicate the number of people presently employed at the Project site that will be retained and the additional jobs that will be created at the Project site at the end of the first, second and third years. "Year One" will begin upon the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy.

Employment should be quantified by full time equivalent "FTE", which shall mean one or more employees working at least 35 hours per week for not less than four consecutive weeks and who are (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties.

Employment Plan:

Occupancy In Company	Retained Permanent FTE		Projected New Permanent FTE			
	Number of Current FTE	Average Annual Salary or Hourly Wage	FTE in Year 1 (20_27)	FTE in Year 2 (20_28)	FTE in Year 3 (20_29)	FTE in Year 4 (20_30)
Professional/Management	0	\$ 0.00	250000	255000	260000	265000
Administrative	0	\$ 0.00				
Sales	0	\$ 0.00				
Services	0	\$ 0.00				
Manufacturing/Production						
High-Skilled	0	\$ 0.00				
Medium-Skilled	0	\$ 0.00				
Basic-Skilled	0	\$ 0.00				
Other (specify)	0	\$ 0.00				
TOTAL	0		250000	255000	260000	265000

Provide the projected percentage of employment that would be filled by Columbia County residents:		75+%
Provide a brief description of how the project expects to meet this percentage: The ownership and management team will seek property management, leasing agents, administrative support, maintenance personnel, etc. through local job postings. Placement of qualified candidates will give priority to being local to the county.		
Are employees provided retirement benefits? Yes	Are employees provided health benefits? Yes	
Describe any workforce training programs and/or activities that the Company will invest in as part of the Project: All management and professional employees are involved in a broader company that makes available trainings on sustainability, facilities management, safety compliance, operational efficiencies, partnership with local and regional skill and professional coaches for workshops to advance construction, maintenance, property management, customer service, leasing, accounting, small business, etc. skill sets.		

PROJECTED OPERATING IMPACT

Provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ 0.00
Additional Sales Tax Paid on Additional Purchases	\$ 0.00
Estimated Additional Sales (1 st full year following project completion)	\$ 0.00
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 0.00

Will the Project incorporate renewable energy sources or energy efficiency elements in the design and operation of the Project?	Yes
If so, provide details. If not, explain why it will not.	
Energy efficiency will be incorporated into the design during construction as it aids in the long-term operational efficiency and aligns with the developer and contractors' broader goals. Building and operational practices include an effort to reduce non-renewable energy reliance where possible, high efficiency HVAC systems, EV charging ports, all electric appliances, tight building envelope, energy efficient lights	
Describe the Project's Impact on the need for affordable housing, if applicable:	
To meet the strong demand for housing and align with the priorities of the municipalities and broader regions' goals, the project will generate a substantial increase to the existing supply at attainable rates to existing/local and new residents. In doing so, increasing supply, the area may see some relief on upward pressure of <u>existing rents, indirectly benefiting tenants renting in other real estate not included at</u>	
Provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project. Examples of these benefits include MWBE/SDVOB participation, EEO workforce utilization, regional labor, apprenticeship program, inclusionary housing, and historic preservation. (attach additional pages as needed for a complete and detailed response):	
The 154-unit residential development represents a \$50 million investment with wide-ranging economic and community benefits. Approximately 20% of the units will be affordable, supporting essential local workers and addressing a critical housing shortage. The project will stimulate the regional economy through the use of local contractors, vendors, and labor, while promoting equity by actively engaging MWBE and SDVOB firms and adhering to EEO workforce standards.	

BENEFITS REQUESTED FROM THE AGENCY

Sales and Use Tax Benefit:

The figures below will be provided to the New York State Department of Taxation and Finance and represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to the application.

Costs for goods and services that are subject to State and local sales and use tax:	\$ 29,700,000.00
Estimated State and local sales and use tax benefit: (auto calculated) 0.08	\$ 2,376,000.00

Mortgage Recording Tax Benefit:

Mortgage amount (include construction, permanent, bridge financing or refinancing):	\$ 34,200,000.00
Estimated mortgage recording tax exemption benefit: (auto calculated) .0125	\$ 427,500.00

Property Tax Benefit:

Current full assessed value of the property before Project improvements:		\$ 585,000.00	
Estimated new assessed full value of property after Project improvements:		\$ 15,000,000.00	est
Is the Applicant seeking a property tax benefit consistent with the Agency's UTEP? No			
If not, provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (PILOT Payments) in the chart below			
Year		Estimated Real Property Taxes (Without IDA Involvement)	New PILOT Payments (With IDA) Total (Difference)
Current Year 2025		\$	\$ 0.00
Year 1	2026	\$ 432,000.00	\$ 21,600.00 \$ 411,000.00
Year 2	2027	\$ 450,000.00	\$ 22,500.00 \$ 427,000.00
Year 3	2028	\$ 468,000.00	\$ 23,400.00 \$ 444,000.00
Year 4	2029	\$ 486,000.00	\$ 48,600.00 \$ 438,000.00
Year 5	2030	\$ 506,000.00	\$ 50,600.00 \$ 455,000.00
Year 6	2031	\$ 526,000.00	\$ 78,900.00 \$ 447,000.00
Year 7	2032	\$ 547,000.00	\$ 109,500.00 \$ 438,000.00
Year 8	2033	\$ 569,000.00	\$ 170,800.00 \$ 398,000.00
Year 9	2034	\$ 592,000.00	\$ 207,300.00 \$ 384,000.00
Year 10	2035	\$ 615,000.00	\$ 246,300.00 \$ 369,000.00
Year 11	2036	\$ 640,000.00	\$ 288,200.00 \$ 352,000.00
Year 12	2037	\$ 666,000.00	\$ 299,800.00 \$ 366,000.00
Year 13	2038	\$ 692,000.00	\$ 346,400.00 \$ 346,000.00
Year 14	2039	\$ 720,000.00	\$ 360,300.00 \$ 360,000.00
Year 15	2040	\$ 749,000.00	\$ 374,700.00 \$ 374,000.00
Year 16	2041	\$ 779,000.00	\$ 779,400.00 \$ 0.00
Year 17		\$	\$
Year 18		\$	\$
Year 19		\$	\$
Year 20		\$	\$
TOTAL		\$ 9,437,000.00	\$ 3,428,300.00 \$ 6,009,000.00

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: 5/1/2025

Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Lauren Lopez Rutkowski

Title: Director of RE Development

Phone Number: 845-471-1047

Address: 11 Garden Street Poughkeepsie N

Signature: Lauren Lopez Rutkowski

Healy Blvd Development – Proposed PILOT Schedule

Year	PILOT
0	
1	5%
2	5%
3	5%
4	10%
5	10%
6	15%
7	20%
8	30%
9	35%
10	40%
11	45%
12	45%
13	50%
14	50%
15	50%
16	100%

**PUBLIC HEARING RESOLUTION
HEALY BLVD OWNER LLC**

A regular meeting of Columbia County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at One Hudson City Centre, Suite 301 in the City of Hudson, Columbia County, New York on May 6, 2025 at 8:30 o'clock a.m., local time.

The meeting was called to order by the Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Carmine Pierro	Chairperson
Sarah Sterling	Vice Chairperson
Nina Fingar-Smith	Secretary
Robert Galluscio	Treasurer
Bill Gerlach	Ethics Officer
Brian Keeler	Member
Helen Kozel	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

F. Michael Tucker	Chief Executive Officer
Lisa Drahushuk	Administrative Supervisor
Andrew B. Howard, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. ____

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HEALY BLVD OWNER LLC AT THE DISCRETION OF THE AGENCY

WHEREAS, Columbia County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 305 of the 1975 Laws of New York, as amended, constituting Section 895-1 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, civic, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Healy Blvd Owner LLC, LLC, a New York State corporation (the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in a parcel of land containing approximately 18.99 acres located at Healy Boulevard (Tax Map No. 110-1-93) in the Town of Greenport, Columbia County, New York (the “Land”), (2) the construction on the Land of an approximately 85,350 square foot new multi-family residential complex consisting of seven (7) buildings (the “Facility”), and (3) the acquisition and installation of certain machinery and equipment therein and thereon (the “Equipment”) (the Land, the Facility and the Equipment hereinafter referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company, or an affiliate thereof, as warehouse facilities and other directly or indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the Chief Executive Officer of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and place for a public hearing of the Agency to hear all persons interested in the Project (the “Public Hearing”); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the “Report”) to be prepared; (F) to cause a copy of the Report to be made available to the members of the Agency; and (G) to cause this resolution to be sent via certified mail, return receipt requested to the chief executive officer of Columbia County, New York and of each city, town, village and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act.

Section 2. The Chairperson, Vice Chairperson or Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 3. All action taken by the Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this resolution is hereby ratified and confirmed.

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Carmine Pierro	VOTING	_____
Sarah Sterling	VOTING	_____
Nina Fingar-Smith	VOTING	_____
Robert Galluscio	VOTING	_____
Bill Gerlach	VOTING	_____
Brian Keeler	VOTING	_____
Helen Kozel	VOTING	_____

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK)
) SS.:
COUNTY OF COLUMBIA)

I, the undersigned Secretary of Columbia County Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on May 6, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) 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 resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this ____ day of May, 2025.

Secretary

(SEAL)