

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

One Hudson City Centre, Suite 301

Hudson, New York 12534

TEL: (518) 828-4718

FAX: (518) 828-0901

December 5, 2025

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Matt B. Murell, Chairman
Columbia County Board of Supervisors
401 State Street, Office Building
Hudson, New York 12534

Lynnette Brunger, Superintendent
Taconic Hills Central School District
73 County Route 11A
Craryville, New York 12521

Brian Johnson, Mayor
Village of Philmont
124 Main Street
Philmont, New York 12565

Bonnie Torchia, Board President
Taconic Hills Central School District
73 County Route 11A
Craryville, New York 12521

Clifford "Kippy" Weigelt, Supervisor
Town of Claverack
91 Church Street
PO Box V
Mellenville, New York 12544

Alexsis Miller, District Clerk
Taconic Hills Central School District
73 County Route 11A
Craryville, New York 12521

RE: Notice of **Rescheduled** Public Hearing
Columbia County Industrial Development Agency
Proposed 27 Summit Street LLC Project

Ladies and Gentlemen:

Pursuant to Section 859-a(3) of the New York General Municipal Law (the "Act"), Columbia County Industrial Development Agency (the "Agency") hereby informs you that the Agency has received an application (the "Application") from 27 Summit Street LLC, a New York limited liability company (the "Company"), for financial assistance in connection with a project (the "Project") proposed to be undertaken by the Agency for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in two parcels of land containing in the aggregate approximately 2.17 acres located at 27 Summit Street (tax map no.: 113.13-1-54) and 49 Summit Street (tax map no.: 113.13-1-72) in the Village of Philmont and Town of Claverack, Columbia County, New York (collectively, the "Land"), together with an existing three-story approximately 32,664 square foot building and an approximately 1,671 square foot building located thereon (collectively, the "Facility"), (2) the renovation of the Facility, and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment") (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute an event space to include parking, for theatre, music, and weddings with food and beverage services and any other directly or indirectly related activities to be owned and operated by the Company; (B) the granting of certain "financial assistance" (within the

Matt B. Murell, Chairman
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Clifford "Kippy" Weigelt, Supervisor
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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.

Enclosed is a notice of a public hearing to be held by the Agency pursuant to Section 859-a(3) of the Act relating to the proposed Project (the "Notice of Hearing"). The financial assistance being contemplated by the Agency in connection with the Project is described in said Notice of Hearing.


Please note that the Agency originally scheduled a public hearing for this matter to be held on December 2, 2025, but the public hearing was cancelled.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Very truly yours,

COLUMBIA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____


F. Michael Tucker,
Chief Executive Officer

Enclosures

RESCHEDULED

NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT AND FINANCIAL ASSISTANCE RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by the Columbia County Industrial Development Agency (the "Agency") on the 16th day of December, 2025 at 8:30 o'clock a.m., local time, at the Village of Philmont offices located at 124 Main Street in the Village of Philmont and Town of Claverack, Columbia County, New York in connection with the following matters

27 Summit Street LLC, a New York limited liability company (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 two parcels of land containing in the aggregate approximately 2.17 acres located at 27 Summit Street (tax map no.: 113.13-1-54) and 49 Summit Street (tax map no.: 113.13-1-72) in the Village of Philmont and Town of Claverack, Columbia County, New York (collectively, the "Land"), together with an existing three-story approximately 32,664 square foot building and an approximately 1,671 square foot building located thereon (collectively, the "Facility"), (2) the renovation of the Facility, and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment") (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to constitute an event space to include parking, for theatre, music, and weddings with food and beverage services and any other directly or indirectly related activities to be owned and operated by the Company; (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.

The Agency originally scheduled a public hearing for this matter to be held on December 2, 2025, but the public hearing was cancelled.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Columbia County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: F. Michael Tucker, Chief Executive Officer, Columbia County Industrial Development Agency, One Hudson City Centre, Suite 301, Hudson, New York 12534; Telephone: (518) 828-4718.

Join Zoom Meeting

<https://us06web.zoom.us/j/84699364171?pwd=qbBgBQEbql1BRSU29qv9wtT7ercmas.1>

Meeting ID: 846 9936 4171 Passcode: 966672

Join instructions:

<https://us06web.zoom.us/meetings/84699364171/invitations?signature=0YMNQtLweq79HDWY0uamQK2vvzM90zrUoVjiB3q3Y9s>

Dated: December 3, 2025.

COLUMBIA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

BY: /s/ F. Michael Tucker

F. Michael Tucker
Chief Executive Officer