

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

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

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

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

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

Alexxis 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

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Lynnette Brunger, Superintendent  
Bonnie Torchia, Board President  
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December 4, 2025  
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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 16<sup>th</sup> 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=qBqBQEbzql1BRSU29qv9wtT7ercmas.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