

PUBLIC HEARING: TOWN OF POUGHKEEPSIE

-----X

In the Matter of the Application of:  
MHTC DEVELOPMENT, LLC, FOR FINANCIAL  
ASSISTANCE FROM THE DUTCHESS COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY.

-----X

DATED: October 08, 2019  
Poughkeepsie, New York  
9:30 a.m. - 9:32 a.m.

Donna M. Wells, Reporter

MINUTES  
OF  
PUBLIC HEARING

Mary T. Babiarz Court Reporting Service, Inc.  
(845)471-2511

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

APPEARANCES :

DONALD CAPPILLINO, ESQ.  
HEARING OFFICER  
CAPPILLINO, ROTHSCHILD & EGAN, LLP  
7 Broad Street  
P.O. Box 390  
Pawling, New York 12564  
EMAIL: dc@cappillino.com

ALSO PRESENT :

Sandra Rossi, Rossi & Sons  
John Hettinger, MHTC Development, LLC  
Sarah Lee, CEO, Think Dutchess  
Marilyn Yerks, CFO, Think Dutchess

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HEARING OFFICER'S EXHIBITS

1	Notice of Public Hearing For Identification/In Evidence	4:5
2	Designation Letter For Identification/In Evidence	4:9
3	Affidavit of Publication For Identification/In Evidence	4:13
4	Affidavit of Jenna Jones For Identification/In Evidence	4:17

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MHTC Development, LLC  
(Whereupon the following exhibits were  
marked before the start of the hearing)

(NOTICE OF PUBLIC HEARING RECEIVED AND MARKED  
AS HEARING OFFICER'S EXHIBIT 1  
FOR IDENTIFICATION/IN EVIDENCE)

(DESIGNATION LETTER RECEIVED AND MARKED  
AS HEARING OFFICER'S EXHIBIT 2  
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF PUBLICATION RECEIVED AND MARKED  
AS HEARING OFFICER'S EXHIBIT 3  
FOR IDENTIFICATION/IN EVIDENCE)

(AFFIDAVIT OF JENNA JONES RECEIVED AND MARKED  
AS HEARING OFFICER'S EXHIBIT 4  
FOR IDENTIFICATION/IN EVIDENCE)

THE HEARING OFFICER: Good morning  
everyone. I'm Donald Cappillino. I'm the  
Hearing Officer in this matter. Before  
the hearing began I had marked, in  
Evidence, Hearing Officer's Exhibit Number

MHTC Development, LLC

1, the Notice of Public Hearing in this matter. I had marked as Hearing Officer's Exhibit Number 2, in Evidence, the September 20, 2019 letter from Timothy E. Dean, Chairman of the Dutchess County IDA, appointing me as the Hearing Officer in this matter. I had marked as Hearing Officer's Exhibit Number 3, in Evidence, the Affidavit from the Poughkeepsie Journal indicating that on September 24, 2019 a copy of this Notice of Public Hearing was published in the Poughkeepsie Journal. I had marked as Hearing Officer's Exhibit Number 4, in Evidence, the Affidavit of Jenna Jones indicating that on September 20, 2019 a copy of the Notice of Public Hearing was sent by mail to the Honorable Jon J. Baisley, Supervisor of the Town of Poughkeepsie, Dr. Brendan Lyons, Superintendent of Schools for the Arlington Central School District, and the Honorable Marcus J. Molinaro, Dutchess County Executive. With that I will open this public hearing.

1 MHTC Development, LLC

2 John Hettinger, do you have anything to  
3 say?

4 BY MR. HETTINGER: Good morning and  
5 thank you for having us. I'm John  
6 Hettinger, here on behalf of MHTC  
7 Development representing Eastdale Village.  
8 I'll just provide a quick update on the  
9 development that's happening with Eastdale  
10 right now. We're well underway with the  
11 first six multi-family buildings  
12 comprising 130 units as well as the 27,000  
13 square foot medical office building. Both  
14 of those are progressing very, very well.  
15 We're in predevelopment on several other  
16 uses. The project that we're discussing  
17 today is 100 percent owned and operated by  
18 Rossi Eastdale, LLC, and it represents an  
19 allocation of benefits previously  
20 conferred upon MHTC Development broadly.

21 As we have stated before, MHTC  
22 Development really champions the  
23 owner/operator construct. We think it  
24 creates a level of investment, continuity  
25 and vibrancy in the Town Center that it's

1 MHTC Development, LLC

2 very, very difficult to otherwise replace  
3 and we're thrilled to have the opportunity  
4 to work with a truly best in class  
5 operator like the Rossi family. With that  
6 I'll turn it over to Sandra to speak  
7 briefly.

8 BY MS. ROSSI: We are really excited  
9 about the prospect of this being able to  
10 come to fruition. Obviously, the family  
11 started in 1979 and has owned and operated  
12 a business in Poughkeepsie for 41 years at  
13 this point and we've seen a lot of  
14 opportunity and have kind of been pursuing  
15 a lot of different ways to expand or grow  
16 or move and there's never been a situation  
17 that really would work for us. This  
18 opportunity is really perfect for us and  
19 we're really excited that this could  
20 actually happen. We appreciate this  
21 opportunity and your support will really  
22 make it possible.  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MHTC Development, LLC

THE HEARING OFFICER: Does anyone else have anything to say? Thank you, Sandra. Thank you, John. With that I will close the public hearing.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF DUTCHESS )

I, DONNA M. WELLS, a stenotype reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing is a true and correct transcript of the minutes recorded by me and reduced to typewriting under my supervision to the best of my knowledge and ability.

X Donna M. Wells  
DONNA M. WELLS

Dated: October 09, 2019