

MINUTES

Dutchess County  Industrial Development Agency

3 Neptune Road, Poughkeepsie, NY 12601  
Tel. # - (845) 463-5400 / Fax # - (845) 463-0100

**BOARD OF DIRECTORS SPECIAL MEETING**

Wednesday, March 3, 2021

**Present:** Tim Dean, Chairman  
Mark Doyle, Vice Chairman  
Kathleen Bauer, Secretary/Treasurer  
Amy Bombardieri  
Jamie Piccone II  
Don Sagliano

**Unable to Attend:** Al Torreggiani

**Also Present:** Sarah Lee, Executive Director  
Marilyn Yerks, CFO  
Jasmin Haylett, Office Administrator  
Don Cappillino & Elizabeth Cappillino, Counsel  
Rachel Welch, Communications Coordinator  
Robert J. Ryan, Donald Przytula & John DiCola (USEF Tioranda)  
Jim Beretta & Doreen Tignanelli, Members from the public

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On Wednesday, March 3, 2021, the Dutchess County Industrial Development Agency [DCIDA] Board of Directors Meeting was called to order by Chairman Dean at 8:05 a.m. Present was: Tim Dean, Mark Doyle, Kathleen Bauer, Amy Bombardieri, Jamie Piccone II and Don Sagliano. Unable to attend: Al Torreggiani. Quorum was established.

**CONFLICT OF INTEREST DISCLOSURES**

Chairman Dean asked board members if they had any potential conflicts with any items on the agenda. Chairman Dean noted that he would like to state for the record that Al Torreggiani, one of the board members, has disclosed a conflict. His company, Key Construction, is providing quotations for the USEF Amazon project so he will not be attending the meeting today.

**PROOF OF MEETING NOTICE**

Meeting notice was published on February 25, 2021.

**BILLS AND COMMUNICATIONS**

None

**APPROVAL OF MINUTES**

None

**REPORT OF THE TREASURER**

None

**REPORTS OF COMMITTEES**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

- A. For Consideration and Approval of a modification to the assignment and subleasing provisions in the previously approved Lease and Project Agreement for USEF Tioranda, LLC (Town of East Fishkill) for the proposed warehouse/distribution center housing their tenant Amazon.com Services LLC

Ms. Lee noted the following:

Members of the USEF Amazon project are requesting an amendment to the standard agreements as it relates to assignment of the building. USEF is asking the board to consider terms to allow for assignment without prior board approval with certain conditions these if they apply:

- the facility would have to be completed and Amazon would have to be the tenant
- the job numbers agreed upon in the agreement would have to remain
- the tenant would remain Amazon
- there's no additional requests or extension of any benefits
- the remaining terms of the agreement would stay in place and the new signee will certify that they have the financial capability and experience to run such facility
- proof of qualification would be provided
- notification is provided


Questions, responses and comments ensued.

A motion was made by Mr. Doyle, duly seconded by Mr. Piccone to approve a modification to the assignment and subleasing provisions in the previously approved Lease and Project Agreement for USEF Tioranda, LLC (Town of East Fishkill) for the proposed warehouse/distribution center housing their tenant Amazon.com Services LLC. Roll call vote was taken. All voted in favor and the motion was carried.

**ADJOURNMENT**

There being no further business to discuss on the agenda, the meeting was adjourned by Chairman Dean at 8:35 a.m.

Respectfully submitted,

  
Kathleen M. Bauer, Secretary/Treasurer

  
Date

<b>Meeting</b>	<u>03-03-2021</u>
<b>Approved</b>	<u>04-14-2021</u>
<b>Certified</b>	<u>04-14-2021</u>