

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the N.Y. General Municipal Law (the “Public Hearing”) will be held by the Dutchess County Industrial Development Agency (the “Agency”) on the 8th day of March, 2022 at 9:30 a.m., local time, at the Dutchess County Legislative Chambers, County Office Building, 22 Market Street, 6th Floor, Poughkeepsie, Dutchess County, New York 12601, in connection with the following matter:

The Agency previously provided its financial assistance to **BONURA AND DIBRIZZI ENTERPRISES, INC.**, a New York corporation (the “Company”), with an office at 2975 Route 9, New Windsor, New York 12553, for a project (the “Project”) consisting of the Company’s redevelopment of its hotel site and adjoining garage consisting of the following: (A) the redevelopment, construction, installation, repair, refurbishing, furnishing and equipping of the Poughkeepsie Grand Hotel and Conference Center (the “**Hotel Facility**”) located on a 0.66 acre parcel of land located at 40 Civic Center Plaza, City of Poughkeepsie, County of Dutchess, State of New York bearing Tax Map No. 131300-6162-69-038151-00 and (B) the acquisition, construction, installation, repair, refurbishing, furnishing and equipping of the 230 parking space, four story parking garage located on a 0.53 acre parcel located at 38 Civic Center Plaza, City of Poughkeepsie, County of Dutchess, State of New York bearing Tax Map No. 131300-6162-69-025156-0000 containing an approximately 89,600 square feet (the “**Additional Facility**”) (the Hotel Facility and the Additional Facility being collectively referred to as the “**Facility**”).

The Agency previously executed and delivered a lease agreement (the “**Lease Agreement**”) in connection with the Project and entered into the Transaction Documents (as defined in the Lease Agreement).

The Company now desires to convey the Facility and its interests in the Transaction Documents to Visions Hotels LLC through a controlled affiliate entity, Hudson Valley Lodging Associates LLC, a New York limited liability company (the “**Purchaser**”) and, in connection with such conveyance, provide for the assignment of the Transaction Documents from the Company to the Purchaser (the “**Assignment**”), as described in the request letter by the Purchaser delivered to the Agency (the “**Request**”). There will be no additional benefits granted by the Agency in connection with the Assignment.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Assignment described above. Interested parties may present their views both orally and in writing with respect to the Assignment. Written comments can be submitted to the Executive Director, Sarah Lee, via e-mail at sarah@thinkdutchess.com or via mail to the Agency at 3 Neptune Road, Poughkeepsie, New York 12601. A copy of the Purchaser’s Request will be available for review by the public upon request to the Executive Director.

Dated: Poughkeepsie, New York
February 22, 2022

DUTCHESS COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: /s/ TIMOTHY DEAN
Timothy Dean, Chairman