

## 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 19<sup>th</sup> day of April, 2022 at 4:00 p.m., local time, at the City Hall of Beacon, 1 Municipal Plaza, Beacon, New York 12508, in connection with the following matters:

The Agency previously provided its assistance to **23-28 CREEK DRIVE, LLC**, a New York limited liability company having offices at 11 Creek Drive, Suite 102A, Beacon, New York 12508 (the “**Company**”) in connection with the following project (the “**Project**”) consisting of: (a) the demolition of existing buildings on the Land and the construction, improvement, installation, furnishing and equipping of the following improvements (the “**Improvements**”): (i) one four-story, approximately 49,374 square foot mixed-use commercial building, with approximately 18,700 square feet to be used as a commercial space, approximately 15,744 square feet to be used as residential space consisting of eight (8) residential units, and an approximately 12,243 square foot space to be used as an underground parking garage; and (ii) one one-story, approximately 2,000 square foot structure to be used as a workshop and garage; all to be located on a total of approximately 3.144 acres of land consisting of an approximately 2.807-acre parcel of land located at 23-28 Creek Drive, City of Beacon, County of Dutchess, State of New York, bearing Tax Map Grid No. 130200-6054-37-037625 and an approximately 0.337-acre parcel of land located at 7-15 Creek Drive, City of Beacon, County of Dutchess, State of New York, bearing Tax Map Grid No. 130200-6054-37-066670 (the “**Land**”); and (b) the acquisition and installation of new equipment, machinery and other personal property for use in the premises described above (the “**Equipment**”); and together with the Land and the Improvements, the “**Facility**”) which Facility is leased by the Agency to the Company to be used as a mixed-use space, the commercial portion of which is to be further subleased in part by the Company to DocuWare, a document management software company, for use as office space.

The Company submitted to the Agency a letter amendment to their application reflecting an increase in the anticipated construction cost for the Project and requesting an increase in the sales and use tax exemption granted by the Agency and an extension of the Completion Date for the Project (the “**Amended Financial Assistance**”).

The Agency is contemplating providing the Amended Financial Assistance to the Company by granting an increase in the exemption from all state and local sales and use taxes with respect to the qualifying personal property included within the Facility or used in the construction, improvement, reconstruction, repair, renovation, installation, furnishing and equipping of the Facility.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the issuance of the Amended Financial Assistance described above. Interested parties may present their views both orally and in writing with respect to the Amended Financial Assistance. Written comments can be submitted to the Executive Director, Sarah Lee, via e-mail at [sarah@thinkdutchess.com](mailto:sarah@thinkdutchess.com) or via mail to the Agency at 3 Neptune Road, Poughkeepsie, New York 12601.

A copy of the Company's application will be available for review by the public upon request to the Executive Director.

Dated: Poughkeepsie, New York  
April 6, 2022

DUTCHESS COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: /s/ TIMOTHY DEAN  
Timothy Dean, Chairman