

JOSEPH P. PEDI
Town Clerk, 1496 Route 300
Town of Newburgh, New York 12550
Telephone 845-564-4554

WORKSHOP MEETING AGENDA
Monday, January 25, 2021
7:00 p.m.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. MOMENT OF SILENCE**
- 4. CHANGES TO AGENDA**
- 5. APPROVAL OF AUDIT**
- 6. ENGINEERING DEPARTMENT:**
 - A. Roseton Sewer District Improvements (Phase 2)**
 - B. Approval to Hire Principal Clerk**
- 7. POLICE DEPARTMENT: Start Process to Hire School Crossing Guard**
- 8. ANIMAL CONTROL: T-94 Withdrawal**
 - A. First Request for Flannery Animal Hospital**
 - B. Second Request for Flannery Animal Hospital**
- 9. ASSESSOR: Tax Certiorari Settlement**
 - A. Newburgh Mall Realty. LLC**
 - B. Roseton CCI**
- 10. CODE COMPLIANCE DEPARTMENT: Approval to Lease Copier**
- 11. ZONING BOARD OF APPEALS: Monarch Woods**
- 12. JUSTICE COURT: Removal of Obsolete Equipment**
- 13. BUILDINGS AND GROUNDS" Approval to Hire Full Time Custodian**
- 14. RECREATION DEPARTMENT:**
 - A. Approval to Select Vendor for 2021 Chadwick Lake Grounds Maintenance**
 - B. Approval to Solicit Bids for Community Day Fireworks Display**
- 15. Water and Sewer Department:**
 - A. Approval to Award Bid for 2021 Alum Sludge Removal and Disposal**
 - B. Approval to Award Bid for 2021 Water Chemicals for Water Filtration**
 - C. Agreement to Lend Equipment to New Windsor**
 - D. Budget Transfer for 2021 Ranger 4X4 Pickup Truck**
 - E. Budget Transfer for 2021 Ford Cargo Van**
 - F. Budget Transfer for 2021 Ford F350 Pickup Truck**
- 16. ADJOURNMENT**

GJP; jpp

First Revision – January 22, 2021 at 8:35 am

TOWN OF NEWBURGH
TOWN ENGINEER
Newburgh, NY 12550
(845) 564-7814

MEMORANDUM

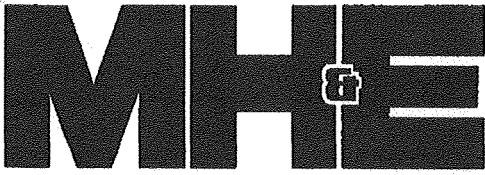
TO: G. Piaquadio, Supervisor and Town Board
FROM: James W. Osborne, Town Engineer *jwo*
DATE: 18 December 2020
RE: **ROSETON S.D. IMPROVEMENTS (PHASE 2)**

Attached for the Town Board's review and approval is a proposal from McGoey Hauser & Edsall for the preparation of biddable Contract Documents for the installation of the headworks improvements to the Roseton Wastewater Treatment Plant. This work was part of the original Map, Plan & Report but was deleted from the original contract when the Town received notification of funding for this work through the Orange County Community Development Block Grant program (CDBG).

It is anticipated that the Orange County CBDG will authorize the town to go to bid in the spring of 2021. MHE will prepare the contract using a form of contract previously approved by Orange County for use with the program.

As the above requires Town Board action, I am requesting that this item be placed on the next available agenda. If you have any questions or comments, either Pat Hines, MHE, or I am available to discuss them with you.

Cc: M. Taylor, Attorney
R. Clum, Town Accountant



CONSULTING ENGINEERS, D.P.C.

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
LYLE R. SHUTE, P.E., LEED-AP (NY, NJ & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553
phone: (845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. MCGOEY, P.E. (NY & PA)

19 November 2020

Town of Newburgh
1496 Route 300
Newburgh, NY 12550

**ATTENTION: GILBERT PIAQUADIO, SUPERVISOR
TOWN BOARD MEMBERS**

**SUBJECT: ADDITIONAL ENGINEERING SERVICES PROPOSAL
HEADWORKS MODIFICATION FOR THE ROSETON HILLS SEWER DISTRICT**

Dear Supervisor Piaquadio and Board Members,

McGoey, Hauser and Edsall Consulting Engineers, DPC respectfully requests additional services authorization for the above referenced project, for additional scope including:

1. Preparation of the finalized design plans and bid documents for the replacement of the existing stationary bar screen with a proposed vertical auger assembly for headworks solids removal.
The contract documents will be prepared in accordance with the Orange County Community Development requirements and forwarded to them for their review and approval prior to the Advertisement of Bids. MHE will also assist the town in receipt and analysis of public competitive bids.

Our fee for the additional professionals services outlined in the above scope of work shall be performed at a lump amount of **seventy five hundred (\$7,500) dollars.**


Our office offers the Construction Administration and Observation of the work referenced in number 1 above at an hourly rate per the attached fee schedule. The fee is **estimated as seventeen thousand five hundred and fifty (\$17,550) dollars.**

In accordance with Article 3 of our agreement for engineering services dated 1 April 2020, prior to proceeding, we require your written authorization to proceed with the additional scope items outlined above.

Should you have any questions or require additional information do not hesitate to contact this office.

Respectfully submitted,

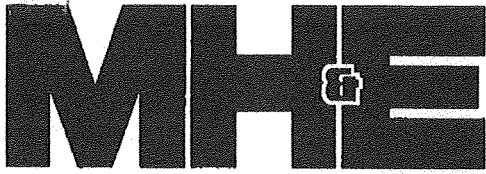
**McGOEY, HAUSER & EDSALL
CONSULTING ENGINEERS, D.P.C.**



Patrick J. Hines
Principal

Gilbert Piaquadio, Supervisor
Town of Newburgh

SA/kbw



CONSULTING ENGINEERS, D.P.C.

MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT, VA & CT)
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LYLE R. SHUTE, P.E., LEED-AP (NY, NJ, PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

Phone: (845) 567-3100
Fax: (845) 567-3232
E-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. MCGOEY, P.E. (NY & PA)

MUNICIPAL STANDARD FEE SCHEDULE

(Revised in October 2020)

A. HOURLY RATES*:

Firm Representative	Hourly
Principal / Principal Emeritus	\$ 160.00
Associate	\$ 145.00
Senior Engineer / Designer	\$ 128.00
Senior Architect	\$ 138.00
Project Engineer / Designer	\$ 102.00
Project Manager	\$ 98.00
Staff Engineer / Designer	\$ 92.00
Engineering Technician II	\$ 87.00
Engineering Technician I	\$ 80.00
CAD/GIS Technician	\$ 87.00
Field Representative**	\$ 75.00
Engineering Intern	\$ 60.00
Intern Support	\$ 40.00
Administrative Services	\$ 85.00
Clerical/Secretarial	\$ 50.00

* Except expert testimony and consulting for legal procedures, which are charged at \$1,500 per day or any part thereof.

** See #5 below

B. GENERAL CONDITIONS:

1. Fees for services or tasks for engineering design, field construction observation, surveys, etc. will be computed based on the firm representative(s) performing the services and the hours expended, unless a lump sum agreement has been executed.
2. In addition to the above fees, all out-of-pocket and traveling expenses, blueprint and reproduction charges, telephone calls, telegrams, mailing charges, and other disbursements are chargeable, plus a 20% service charge, unless any such charges are specifically noted as included in the agreement. Mileage will be chargeable at a rate of .575 cents per mile.
3. Without a prior appointment, services of personnel cannot be assured for any certain day.
4. Reproduction charges are based on \$0.15 per photocopy (8.5" x 11") and in-house \$3.60 per D size plan (24' x 36") and \$5.25 per E size plan (30" x 42"), unless otherwise stipulated by agreement.
5. Field Representative rate is based on an 8-hour daytime work period, weekdays. Other time periods will be billable at an overtime rate (1-1/2 rate).

Municipal Fee Schedule – 2021

• Regional Office • 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •

ACEC Member



TOWN OF NEWBURGH

6B

1496 Route 300, Newburgh, New York 12550

PERSONNEL DEPT.

PH: 845-566-7785
Fax: 845-564-2170

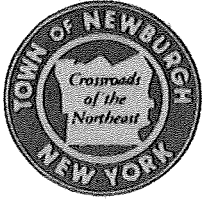
To: Supervisor Piaquadio ✓
Town Board

From: Charlene M Black, Personnel

Date: January 20, 2021

Re: Principal Clerk

Attached is a letter and employee request form from James Osborne, Town Engineer, that he would like to hire Deborah Morello-Deegan, to fill the vacant position created by Irene Dunne's retirement December of 2019. We sent out four resident canvas letters for Principal Clerk on January 5th, 2021. Ms. Morello-Deegan was in the top three so reachable to be hired by us. Since she is already an employee, a part time clerk in the Filter Plant, she will need to complete all the full-time paperwork. A hire date of February 1st, 2021 is anticipated per your approval. Rate of pay is \$20.8870 per hour and is a thirty five (35) hour a week position. Thank you in advance.



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

To: Supervisor Piaquadio
Town Board
Charlene M Black, Personnel

From: James Osborne, Town Engineer *JO*

Date: January 20, 2021

Re: Principal Clerk Position

On January 5th, 2021 the Personnel Office sent out four resident canvas letters. Deborah Morello-Deegan was in the top three of the Canvas List and was reachable. I would like to hire Ms. Morello-Deegan as my Principal Clerk effective February 1st, 2021. Attached is the employee request form. Ms. Morello-Deegan is currently working Part Time as a Clerk in our Filter plant. Thank you in advance.

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: Deborah Morello-Deegan

DEPARTMENT: Engineer

TITLE OF POSITION: Principal Clerk

FULL TIME OR PART TIME: Full time

HOURLY RATE: \$ 20.8870 (35 hr. wk)

IS POSITION FUNDED IN CURRENT BUDGET: YES OR NO

FUND APPROPRIATION NUMBER: 1440.5100

PROPOSED HIRE DATE: 2/1/2021

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT FINGERPRINTS, PRE-EMPLOYMENT PHYSICAL, DRUG/ALCOHOL TESTING AND COMPLETION OF ALL REQUIRED PAPERWORK.

Cheryl M. Blunt for James Osborne
DEPARTMENT HEAD SIGNATURE

1/21/2021
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL DEPARTMENT



TOWN OF NEWBURGH POLICE DEPARTMENT

300 Gardnertown Road, Newburgh, New York 12550

Donald B. Campbell
Chief of Police

(845) 564-1100

Date: January 5, 2021

To: Town Board

From: Chief Donald B. Campbell

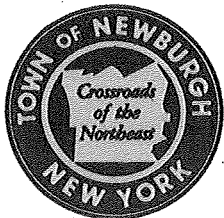
Subject: Vacant Crossing Guard Position

I am requesting authorization to fill a part time school crossing guard (Meadow Hill School) position. At present, that position is vacant.

Respectfully Submitted:

Donald B. Campbell
Chief of Police

Cc: Charlene Black, Personnel



TOWN OF NEWBURGH ANIMAL CONTROL & SHELTER

645 GIDNEY AVE. NEWBURGH, NY 12550

(845)561-3344

FAX: (845) 561-2220

To: Town Board

From: Cheryl Cunningham, Animal Control

Subject: Authorization to pay Vet Services Utilizing T-94 Account

Date: December 31, 2020

I am requesting authorization to use the T-94 account to pay for Vet service: Flannery Animal Hospital

*Totaling: \$295.45

Feline: \$295.45

Canine: \$

COPY

TOWN OF NEWBURGH

1496 Route 300
Newburgh, New York 12550
(845) 564-4552

DEPARTMENT _____

CLAIMANT'S NAME AND ADDRESS
NEWBURGH VETERINARY HOSPITAL
1716 Route 300
Newburgh, NY 12550
Tel: (845) 564-2660
www.newburghvet.com

DO NOT WRITE IN THIS BOX

Date Voucher Received		VOUCHER NO.
FUND - APPROPRIATION	AMOUNT	
Total		
Abstract #		

TERMS Net 30 Days

Invoice # _____

Feline

Dates	Quantity	Description of Materials or Services	Unit Price	Amount
2/1/20	755877	COPY		99.75
2/12/20	756888			99.75
2/22/20	757783			95.95
			TOTAL	295.45

① ✓
② ✓
③ ✓

CLAIMANT'S CERTIFICATION

Dora M Cast certify that the above account in the amount of \$ 295.45 is true and correct, that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

6/29/20
DATE

Dora M Cast
SIGNATURE

Office Mgr
TITLE

(Space below for municipal use)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are correct.

Date Authorized Official

APPROVAL FOR PAYMENT

This claim is approved and ordered for paid from the appropriations indicated above

Date Auditing Board

INVOICE

Newburgh Veterinary Hospital

1716 Route 300
Newburgh, NY 12550
845 564-2660

①

"Your pet is part of our family too." Visit us at www.newburghvet.com

FOR: Town of Newburgh - Feline
645 Gidney Ave.
Newburgh, NY 12550
(845) 561-3344

Printed: 12-29-20 at 4:02p
Date: 12-01-20
Account: 4417
Invoice: 755877

Date	For	Qty	Description	Price	Discount	Net Price
12-01-20	50c-20 Salam	1	CONSULT / EXAM - Sick	79.50	48.25	31.25 ** ✓
12-01-20		1	Shelter euthanasia and body care f	76.00	7.50	68.50 ** ✓
Total charges, this invoice...						99.75
**Total discount included: 55.75						

Your invoice total reflects our **13Stray Cat Accounts** discount.

LIKE US ON FACEBOOK.COM!

GOING AWAY?....BOOK YOUR PETS BOARDING RESERVATION TODAY!

In compliance with New York State law, all medications are non-refundable. We regret any inconveniences.

COPY

INVOICE

Newburgh Veterinary Hospital

1716 Route 300
Newburgh, NY 12550
845 564-2660

2

"Your pet is part of our family too." Visit us at www.newburghvet.com

FOR: Town of Newburgh - Feline
645 Gidney Ave.
Newburgh, NY 12550
(845) 561-3344

Printed: 12-29-20 at 4:01p
Date: 12-12-20
Account: 4417
Invoice: 756888

Date	For	Qty	Description	Price	Discount	Net Price
12-12-20	Noel 52-C	1	CONSULT / EXAM - Sick	79.50	48.25	31.25 **
12-12-20		1	Shelter euthanasia and body care f	76.00	7.50	68.50 **
Total charges, this invoice...						99.75
**Total discount included: 55.75						

Your invoice total reflects our **13Stray Cat Accounts** discount.

LIKE US ON FACEBOOK.COM!

GOING AWAY?...BOOK YOUR PETS BOARDING RESERVATION TODAY!

In compliance with New York State law, all medications are non-refundable. We regret any inconveniences.

COPY

INVOICE

Newburgh Veterinary Hospital

1716 Route 300
Newburgh, NY 12550
845 564-2660

"Your pet is part of our family too." Visit us at www.newburghvet.com

3

FOR: Town of Newburgh - Feline
645 Gidney Ave.
Newburgh, NY 12550
(845) 561-3344

Printed: 12-29-20 at 4:01p
Date: 12-22-20
Account: 4417
Invoice: 757783

Date	For	Qty	Description	Price	Discount	Net Price
12-20-20	Mistletoe 53c-2	1	FeLV/FIV ELISA in hosp	126.00	77.50	48.50 ** ✓
12-20-20		1	CONSULT / EXAM - Sick	79.50	48.25	31.25 ** ✓
12-20-20		1	Ophth- Terramycin Ointment #2854	39.00	22.80	16.20 ** ✓

Total charges, this invoice...

**Total discount included: 148.55

95.95

Your invoice total reflects our **13Stray Cat Accounts** discount.

Reminders for: **Mistletoe 53c-20**

Last done

08/24 Consultation/Exam- Bi-annual
06/21 Rabies/Purevax Feline 1yr
06/21 FECAL EXAM
06/21 Spay your pet at 5-6 months
12/19 **Rhinotracheitis/Pan/leuk/Calic**

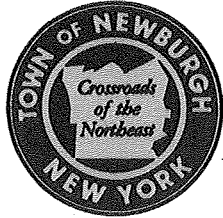
LIKE US ON FACEBOOK.COM!

GOING AWAY?....BOOK YOUR PETS BOARDING RESERVATION TODAY!

In compliance with New York State law, all medications are non-refundable. We regret any inconveniences.

COPI

88



TOWN OF NEWBURGH ANIMAL CONTROL & SHELTER

645 GIDNEY AVE. NEWBURGH, NY 12550

(845)561-3344

FAX: (845) 561-2220

To: Town Board

From: Cheryl Cunningham, Animal Control

Subject: Authorization to pay Vet Services Utilizing T-94 Account

Date: December 26, 2020

I am requesting authorization to use the T-94 account to pay for Vet service: Flannery Animal Hospital

*Totaling: \$21.00

Feline:

Canine: \$21.00

COPY

TOWN OF NEWBURGH

1496 ROUTE 300
NEWBURGH, N.Y. 12550

VOUCHER

DEPARTMENT

TONAC ID# 54239

CLAIMANT'S
NAME
AND
ADDRESS

VCA Flannery Animal Hospital
789 Little Britain Road
New Windsor, NY 12553

TERMS

November 2020 Inv.

Order No.

DO NOT WRITE IN THIS BOX

Date Voucher Received		FUND - APPROPRIATION	AMOUNT		VOUCHER NO.	
						VOUCHER NO.
TOTAL					VOUCHER NO.	
Abstract No.						VOUCHER NO.

Vendor's
Ref. No.

Date	Quantity	Description of Materials or Services	Unit Price	Amount
11-14-2020	Inv#	834935890 11-13-20 Zoe (F)		21.00
COPY				
(See Instructions on Reverse Side)				
TOTAL				21.00

CLAIMANT'S CERTIFICATION

I, Jean Tobin, certify that the above account in the amount of \$ 21.00 is true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

12-16-2020

DATE

Jean Tobin

SIGNATURE

Acct. Manager

TITLE

(Space Below for Municipal Use)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are correct.

DATE

AUTHORIZED OFFICIAL

APPROVAL FOR PAYMENT

This claim is approved and ordered paid from the appropriations indicated above.



Dr. Osepa | Date: 11/17/2020 at 07:40 | Invoice: 834935890 | Cashier: Jean T

Client	Patient
Town Of Newburgh 2020 Animal Control (#54239)	11-13-20 Zoe (#132390)
645 Gidney Ave	Species: Canine (Collie Mix)
Newburgh, NY 12550	Sex: Female Color: Tri
	Birth: Age: Weight:

Detailed Visit Information

Date	Description	Qty	Price	Discount	Tax	Total Price
11/14/2020	Rabies Vaccine 1yr Canine	1.00	\$42.00	-\$21.00	\$0.00	\$21.00

Subtotal: \$21.00

Discounts	Shelters/PetStore	-\$21.00
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Invoice Summary

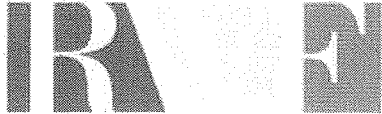
Patient Name	Total Price	Total Discount	Total Tax	Total Due
11-13-20 Zoe	\$42.00	-\$21.00	\$0.00	\$21.00

	Total Due:	\$21.00
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COPY

For information on how we collect and use information about you and your pet, and how you may opt-out of some uses, please see our Privacy Policy at vcahospitals.com/privacy-policy.

Thank you for trusting us with your pet's care. Your friends at VCA Flannery Animal Hospital PC.



Rider Weiner & Frankel P.C.
ATTORNEYS & COUNSELORS AT LAW

Attorney-Client privileged
MEMORANDUM

TO: HON. GILBERT J. PIAQUADIO, SUPERVISOR
TOWN BOARD MEMBERS

FROM: MARK C. TAYLOR, ATTORNEY FOR THE TOWN

RE: SETTLEMENT OF TAX CERTIORARI (2017, 2018, 2019 and
2020);
NEWBURGH MALL REALTY, LLC (ROUTE 300)
OUR FILE NO. 800.24

DATE: JANUARY 13, 2021

P: 845.562.9100
F: 845.562.9126
655 Little Britain Road
New Windsor, NY 12553
P.O. Box 2280
Newburgh, NY 12550

ATTORNEYS
David L. Rider
Charles E. Frankel
Michael J. Matsler
Mark C. Taylor
Deborah Weisman-Estis
M. Justin Rider
Donna M. Badura

M. J. Rider
(1906-1968)
Elliott M. Weiner
(1915-1990)

COUNSEL
Stephen P. Duggan, III
John K. McGuirk
(1942-2018)

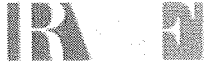
OF COUNSEL
Craig F. Simon
Irene V. Villacci

Enclosed are copies of a letter from Cathy Drobný, Esq. of E. Stewart Jones, Hacker Murphy regarding the above referenced proposed settlement, a proposed Order and charts showing the claimed refund liability and the approximate refunds that will be due from the taxing jurisdictions under the proposed settlement of the above referenced real property tax assessment appeal. Also enclosed is a map showing the location of the tax parcel which is the subject of the proceedings.

The settlement provides for no reduction for 2017 and a reduction in the assessed value for 2018 by \$4,083,300 from \$10,543,200 to \$6,460,000, a reduction in the 2019 assessed value \$5,069,200 from \$10,543,200 to \$5,474,000, and a reduction in 2020 assessed value of \$4,492,500 from \$8,985,000 to \$4,492,500. The Consent Order further provides that the Assessed Value for 2020 shall be set at a total implied market value of \$12,000,000, with the Assessed Value to be established by multiplying \$12,000,000 by this year's applicable equalization and assessment rate. The Consent Order and Judgment specifies that the provisions of RPTL Section 727 apply, holding the Assessed Value at \$7,728,000 for the 2022, 2023 and 2023 assessment rolls, subject to the statutory exceptions. (The exceptions include a change in zoning, a change in occupancy rate of 25% or more and a change of the use or occupancy of the building.) The Attorneys for the Newburgh Enlarged City School District will also be signatories to the Stipulation of Settlement.

The charts indicate that the refund liability for the Town (including Highway but not including special districts and the Fire District) will be approximately \$137,509.93 in total versus liability if the Town were to go to trial with the appraisal it commissioned of at least \$298,860.18. I have advised the Orange Lake Fire District's attorney of the estimated refund liability of approximately \$37,093.80 and he has advised that the Fire District will be able to deliver that amount once the settlement is approved and the liability amount formally calculated.

Also attached is a proposed resolution which would authorize the Settlement.



MCT/sel

Enc.

cc: Joseph P. Pedi, Town Clerk
Lori Coady, Assessor (*via e-mail*)
Deborah Smith, Receiver of Taxes (*via e-mail*)
Ronald Clum, Town Accountant (*via e-mail*)
Cathy L. Drobny, Esq. (*via e-mail*)

 E. STEWART
Jones Hacker Murphy LLP
ATTORNEYS & COUNSELORS AT LAW

Please send all mail to:
TROY OFFICE

28 SECOND STREET
TROY, NY 12180
PHONE: (518) 274-5820

200 HARBORSIDE DRIVE, SUITE 300
SCHENECTADY, NY 12305
PHONE: (518) 783-3843

511 BROADWAY
SARATOGA SPRINGS, NY 12866
PHONE: (518) 584-8886

1659 CENTRAL AVENUE, SUITE 103
ALBANY, NY 12205
PHONE: (518) 486-8800

FAX: (518) 274-5875

www.joneshacker.com

January 6, 2021

VIA E-MAIL - mtaylor@riderweiner.com

Mark C. Taylor, Esq.
Rider, Weiner & Frankel, P.C.
P.O. Box 2280
Newburgh, New York 12550

Re: Newburgh Mall v. Town of Newburgh
Index Nos. EF004775/2016¹; EF005215-2017; EF007615-2018
EF005788-2019 & EF004266-2020
Our File No. 5018.134

Dear Mark:

Attached please find the proposed Consent Order and Judgment relative to the above-referenced proceedings. The terms of the settlement proposal have not changed and are the same as the proposal that was sent to you in November for preliminary approval.

As you are aware, we had a preliminary appraisal done for the purposes of settlement. The current FMV as assessed ranges from \$30,613,240 in 2017 to \$27,903,727² in 2020. The Town's appraised FMVs are as follows:

2017	\$15,270,000
2018	\$13,388,000
2019	\$12,181,000

The settlement proposal is:

2017	No Reduction
2018	\$19M
2019	\$17M
2020	\$15M
2021	\$12M ³

¹ 2016 Petition was filed by a different attorney and it is being discontinued.

² 2020 assessment was reduced to \$15M FMV.

³ With a three-year freeze for years 2022 through 2024 subject to the exceptions of RPTL 5727.

I have enclosed for your review a copy of the refund liability chart for the proposed settlement. I have also enclosed a refund chart which shows the probable potential refund if we have to file trial-ready appraisals (using the FMVs in the preliminary appraisal). I have included the refund amount for the 2021 tax bill in the event that it is not corrected prior to payment by the petitioner.

We recommend that the Town Board authorize us to enter into this settlement as proposed. Please place this matter on the agenda for the next Newburgh Town Board meeting for approval. Once the Resolution passes, please let me know and I will sign the Order.

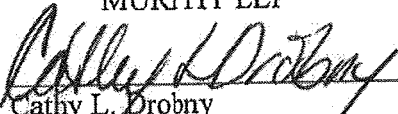
Please do not hesitate to contact me if you have any questions.

Any questions, please contact me. Thank you.

Very truly yours,

E. STEWART JONES HACKER
MURPHY LLP

By:


Cathy L. Drobny
cdrobny@joneshacker.com
Direct Dial: (518) 213-0116

CLD/dmd
Enclosures

cc: Lori Coady, Assessor
Gilbert Piaquadio, Supervisor

At an IAS Term of the Supreme Court of the State of New York, held for the County of Orange, at 285 Main Street, Goshen, New York on the _____ day of _____, 2020.

PRESENT: Hon. Catherine M. Bartlett, J.S.C.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ORANGE

-----X

In the Matter of the Application of
NEWBURGH MALL REALTY LLC
Petitioner,

CONSENT ORDER AND JUDGMENT

- against -

Index Nos.
EF005212-2017
EF007615-2018
EF005788-2019
EF004266-2020

ASSESSOR OF THE TOWN OF NEWBURGH; THE
BOARD OF ASSESSMENT REVIEW OF THE TOWN
OF NEWBURGH, and THE TOWN OF
NEWBURGH, COUNTY OF ORANGE, STATE OF
NEW YORK,

Respondents.

-----X

Petitioner having heretofore served and filed the Notices of Petition and Petitions to review assessments made by the Town of Newburgh for the assessment years 2017, 2018, 2019 and 2020 (including tax year 2021) upon certain property located in the Town of Newburgh and designated as Tax Map No. 60-3-41.21 (1401 Route 300) on the tax maps and assessment rolls of the Town of Newburgh, County of Orange; and

The issues of these proceedings having duly come before an IAS Term of this Court, and the Petitioner having appeared by Daniel P. Zazzali, Esq., of McCarter & English, LLP, and the Respondents having appeared by Cathy Drobny, Esq., of E. Stewart Jones, Hacker, Murphy, LLP, for the Town of Newburgh, and intervenor-respondent, Newburgh Enlarged City School District, having appeared by Marc E. Sharff, Esq. of

Shaw, Perelson, May & Lambert, LLP, the parties having agreed to a settlement of these proceedings, it is

ORDERED, ADJUDGED and DETERMINED that the assessments on the property designated as Tax Map No. 60-3-41.21 (1401 Route 300) on the tax map and assessment rolls of the Town of Newburgh for the assessment years 2017, 2018, 2019 and 2020 is hereby reduced, corrected and fixed for the assessment rolls as follows:

Tax Assessment Roll Year	Original Assessment	Ratio	Original Implied Value	Settlement Implied Value	Settlement Assessment	Settlement Assessment Reduction
2017	10,543,200	34.44%	\$ 30,613,240	\$ 30,613,240	10,543,200	-
2018	10,543,200	34.00%	\$ 31,009,412	\$ 19,000,000	6,460,000	4,083,200
2019	10,543,200	32.20%	\$ 32,742,857	\$ 17,000,000	5,474,000	5,069,200
2020	8,985,000	29.95%	\$ 30,000,000	\$ 15,000,000	4,492,500	4,492,500

and, it is further

ORDERED, ADJUDGED AND DECREED, that the officer or officers having custody of the aforesaid assessment rolls and the tax rolls of the Town of Newburgh shall make or cause to be made upon the proper books and records of said Town the entries, changes and corrections necessary to conform said assessments to such corrected and reduced valuations; and it is further

ORDERED, ADJUDGED and DETERMINED, that to the extent any taxes or assessments have already been billed and paid at the original amounts for the Town, County, Newburgh Enlarged City School District, and/or special districts in accordance with the original assessed valuations, that the Town of Newburgh and/or Commissioner of Finance of the County of Orange, State of New York and/or Newburgh Enlarged City

School District be and hereby are authorized and directed to audit, allow and to pay in the form of a refund to McCarter & English, LLP, attorneys for the Petitioner, (c/o Daniel P. Zazzali, Esq.) with an address of 100 Mulberry Street, Four Gateway Center, Newark, New Jersey 07102, as taxes against the erroneous assessments in excess of what the taxes would have been if the assessments made in the aforesaid years (tax assessment roll years 2017, 2018, 2019 and 2020) had been determined by this Order, without interest provided payment is made within ninety (90) days from service of a copy of this Order and Notice of Entry, and in the event payment is not so made, with interest in accordance with statute, together with the amounts of interest, if any, paid on such excess by reason of any delinquent refund payment, and it is further

ORDERED, ADJUDGED and DETERMINED that to the extent any taxes or assessments are unpaid and have already been billed for the Town, County, Newburgh Enlarged School District, and special districts in accordance with the original assessed valuations, the officer or officers having custody of the assessment rolls and/or the tax rolls shall forward to the Petitioner, with a copy to McCarter & English, LLP, attorneys for the Petitioner, (c/o Daniel P. Zazzali, Esq.) with an address of 100 Mulberry Street, Four Gateway Center, Newark, New Jersey 07102, a new bill or bills, taxing said petitioner on the basis of the final total assessed valuation as stipulated herein, and it is further

ORDERED, ADJUDGED AND DECREED, that the tax assessment roll year 2021 total implied value shall be set at \$12,000,000, multiplied by the applicable tax ratio for tax year 2021, resulting in a 2021 settlement assessment on the roll. The officer or officers having custody of the aforesaid assessment roll for tax year 2021 and the tax roll

of the Town of Newburgh shall make or cause to be made upon the proper books and records of said Town the entries, changes and corrections necessary to conform said assessment for tax year 2021 to such corrected and reduced valuation; and it is further

ORDERED, ADJUDGED and DETERMINED, that the total 2021 reduced, agreed upon, settlement implied value of \$12,000,000 (resulting in a 2021 settlement assessment of \$12,000,000 times the applicable tax year 2021 ratio) shall be fixed and determined herein as to the parcel subject to these actions and the assessed valuation established in tax year 2021 shall be subject to a three (3) year moratorium in accordance with the provisions of §727, Subdivisions 1, 2, and 3 of the Real Property Tax Law for tax assessment roll years 2022, 2023 and 2024. The Petitioner agrees not to file judicial Petitions challenging the assessments of the subject property for tax assessment roll years 2022, 2023 and 2024, and also not to file any administrative grievances with the Board of Assessment Review, so long as the assessed valuation of the subject property as agreed to for the 2021 assessment roll year is not changed, subject to the exceptions as set forth in RPTL §727; and it is further

ORDERED, ADJUDGED and DETERMINED that said Petitioner, in any instrument or agreement transferring all of the subject property herein, shall covenant with any grantee, transferee, mortgagee and their respective distributes, successors and/or assigns that they shall be bound by the terms of this Consent Order and Judgment and that such covenant shall be deemed to run with the land for the tax periods embraced by the terms thereof, and it is further

ORDERED, ADJUDGED and DETERMINED that this Order and Judgment hereby constitutes and represents full settlement of the tax review proceedings herein, and

that there are no costs or disbursements awarded to, by, or against any party and that upon compliance with the terms of this Order and Judgment, the above proceedings shall be, and the same hereby are, settled and discontinued with prejudice; and it is further

ORDERED, ADJUDGED and DETERMINED that this Court shall retain jurisdiction over this proceeding pending the expiration of this Consent Order and Judgment, and that all applications to enforce any or all of the terms of settlement shall be brought before this Court.

ENTER

HON. CATHERINE M. BARTLETT, J.S.C.

Signing and Entry of the within Order is hereby
Consented to:

McCarter & English, LLP
Attorneys for Petitioner

BY: _____

Daniel P. Zazzali, Esq.
100 Mulberry Street
Four Gateway Center
Newark, New Jersey 07102
Telephone: (973) 639-7982

E. STEWART JONES, HACKER, MURPHY, LLP
Attorneys for Respondents

BY: _____

Cathy Drobny, Esq.
200 Harborside Drive
Suite 300
Schenectady, NY 12305
Telephone: (518) 213-0116

SHAW, PERELSON, MAY & LAMBERT, LLP
Attorneys for Intervenor-Respondent, The Newburgh Enlarged City School District

BY: _____

Marc E. Sharff, Esq.
115 Stevens Avenue
Valhalla, New York 10595
Telephone: (914) 772-5128

1401 Route 300 Holdings, LLC-Newb Mally, TO Newburgh Settlement									
Year	Parcel Number	Assessed Value	Demand Assessed Value	Eq. Rate	FMV	Demand FMV	Difference	Tax Rate	Refund Liability
2016	60-3-41.21	\$ 10,543,200	\$ 10,543,200	36.00%	\$ 29,286,667	\$ 29,286,667	\$ -	County 10.7266 \$ Town 8.9568 \$ Highway 4.7918 \$ Fire-OL 4.0292 \$ Sp. Dist 4.6673 \$ Library 3.393216 \$ School 75.036340 \$	-
2017	60-3-41.21	\$ 10,543,200	\$ 10,543,200	34.44%	\$ 30,613,240	\$ 30,613,240	\$ -	County 11.1261 \$ Town 9.2118 \$ Highway 5.2743 \$ Fire-OL 3.9272 \$ Sp. Dist 4.6515 \$ Library 3.472455 \$ School 75.922863 \$	-
2018	60-3-41.21	\$ 10,543,200	\$ 6,460,000	34.00%	\$ 31,009,412	\$ 19,000,000	\$ 4,063,200	County 11.0305 \$ Town 9.4132 \$ Highway 5.4684 \$ Fire-OL 3.9814 \$ Sp. Dist 4.3375 \$ Library 3.410414 \$ School 73.757176 \$	\$ 45,039.74 \$ 38,435.98 \$ 22,287.74 \$ 16,256.85 \$ 17,710.88 \$ 13,925.40 \$ 301,165.30
2019	60-3-41.21	\$ 10,543,200	\$ 5,474,000	32.20%	\$ 32,742,857	\$ 17,000,000	\$ 5,069,200	County 11.5799 \$ Town 9.6560 \$ Highway 5.4916 \$ Fire-OL 4.1105 \$ Sp. Dist 4.3442 \$ Library 3.438755 \$ School 72.719540 \$	\$ 58,700.83 \$ 48,948.20 \$ 27,838.02 \$ 20,896.95 \$ 22,021.62 \$ 17,431.74 \$ 968,629.89
2020	60-3-41.21	\$ 8,985,000	\$ 4,492,500	29.95%	\$ 30,060,000	\$ 15,000,000	\$ 4,492,500	County 11.6700 \$ Town 10.6700 \$ Highway 4.833348 \$ Fire-OL 4.7500 \$ Sp. Dist 4.1100 \$ Library 4.3467 \$ School 3.542079 \$	\$ 53,325.98 \$ 48,833.48 \$ 21,339.38 \$ 18,464.18 \$ 19,527.55 \$ 15,912.79 \$ 322,944.23
							Newburgh	COUNTY 103.740.57 TOWN 87.384.17 HIGHWAY 50.125.76 FIRE-OL 37,083.80 SP. DIST. 39,732.50 LIBRARY 31,357.14 SCHOOL 669,795.19	

1401 Route 300 Holdings, LLC-Newb Malliv, Appraised Value

Year	Parcel Number	Assessed Value	Appraised Assessed Value	Eq. Rate	FMV	Appraised FMV	Difference	Tax Rate	Refund Liability
2016	60-3-41-21	\$ 10,543,200	\$ 10,543,200	36.00%	\$ 29,286,667		\$ -	County	10.7266 \$
								Town	8.9568 \$
								Highway	4.7918 \$
								Fire-OL	4.0292 \$
								Sp.Dist.	4.6673 \$
2017	60-3-41-21	\$ 10,543,200	\$ 10,543,200	34.44%	\$ 30,613,240	\$ 15,270,000	Newburgh	County	11.1261 \$
								Town	9.2118 \$
								Highway	5.2743 \$
								Fire-OL	3.9272 \$
								Sp.Dist.	4.6515 \$
2018	60-3-41-21	\$ 10,543,200	\$ 4,551,920	34.00%	\$ 31,009,412	\$ 13,368,000	Newburgh	School	75.922863 \$
								County	11.0305 \$
								Town	9.4132 \$
								Highway	5.4584 \$
								Fire-OL	3.9614 \$
2019	60-3-41-21	\$ 10,543,200	\$ 3,922,262	32.20%	\$ 32,742,857	\$ 12,181,000	Newburgh	Library	3.410414 \$
								School	73.757176 \$
								County	11.5799 \$
								Town	9.6560 \$
								Highway	5.4916 \$
2020	60-3-41-21	\$ 10,543,200	\$ 3,534,926	29.02%	\$ 36,330,806	\$ 12,181,000	Newburgh	Library	3.438755 \$
								School	72.719540 \$
								County	11.8700 \$
								Town	10.8700 \$
								Highway	4.7500 \$
2019 Town/County Tax Rates Used for 2020									
COUNTY \$ 225,944.58									
TOWN \$ 196,508.64									
HIGHWAY \$ 102,351.54									
FIRE-OL \$ 79,872.97									
SP. DIST. \$ 85,212.63									
LIBRARY \$ 68,024.32									
SCHOOL \$ 1,427,161.12									

DRAFT

At a meeting of the Town Board of the Town of Newburgh, held at the Town Hall, 1496 Route 300 or by videoconference pursuant to the Governor's Executive Orders, in the Town of Newburgh, Orange County, New York on the ___th day of January, 2021 at 7:00 o'clock p.m.

PRESENT:

Gilbert J. Piaquadio, Supervisor

Elizabeth J. Greene, Councilwoman

Paul I. Ruggiero, Councilman

Scott M. Manley, Councilman

Anthony R. LoBiondo, Councilman

RESOLUTION OF TOWN BOARD
AUTHORIZING SETTLEMENT OF
PROCEEDINGS UNDER ARTICLE
7 OF THE REAL PROPERTY
TAX LAW:
SBL #60-3- 41.21
NEWBURGH MALL REALTY, LLC
(1401 ROUTE 300)
INDEX NUMBERS 2017-EF005212; 2018-
EF007615; 2019-EF005788 and 2020-
EF004266

Councilman/woman _____ presented the following resolution which was seconded by Councilman/woman _____.

WHEREAS, Newburgh Mall Realty, LLC (the "Petitioner") has instituted proceedings under Article 7 of the Real Property Tax Law by which Petitioner seeks to obtain judicial review and reduction of the assessment of real property in the Town of Newburgh, Orange County, New York, consisting of a shopping center and related improvements located on a parcel of land on NYS Route 300 (Section 60-Block 3-Lot 41.21) on the tax assessment roll for the tax years 2017, 2018, 2019 and 2020; and

WHEREAS, special counsel to the Town, E. Stewart Jones Hacker Murphy, LLP, has negotiated a settlement of the proceeding with the Petitioner, the terms of which are embodied in a proposed Consent Order and Judgment annexed hereto and recommended that the Town Board authorize the settlement; and

WHEREAS, after review and discussion, the Town Board has determined it to be in the best interests of the Town to authorize the settlement.

NOW, THEREFORE, BE IT RESOLVED that the Town Board hereby authorizes and directs E. Stewart Jones Hacker Murphy, LLP to execute and deliver the Consent Order and Judgment on behalf of the Town; and

BE IT FURTHER RESOLVED, that E. Stewart Jones Hacker Murphy, LLP, the Supervisor, the Attorney for the Town, the Town's Assessor and other officers of the Town are hereby authorized to take such actions and to make, execute and deliver, or cause to be made, executed and delivered, in the name of and on behalf of the Town, all such certificates, documents and papers as

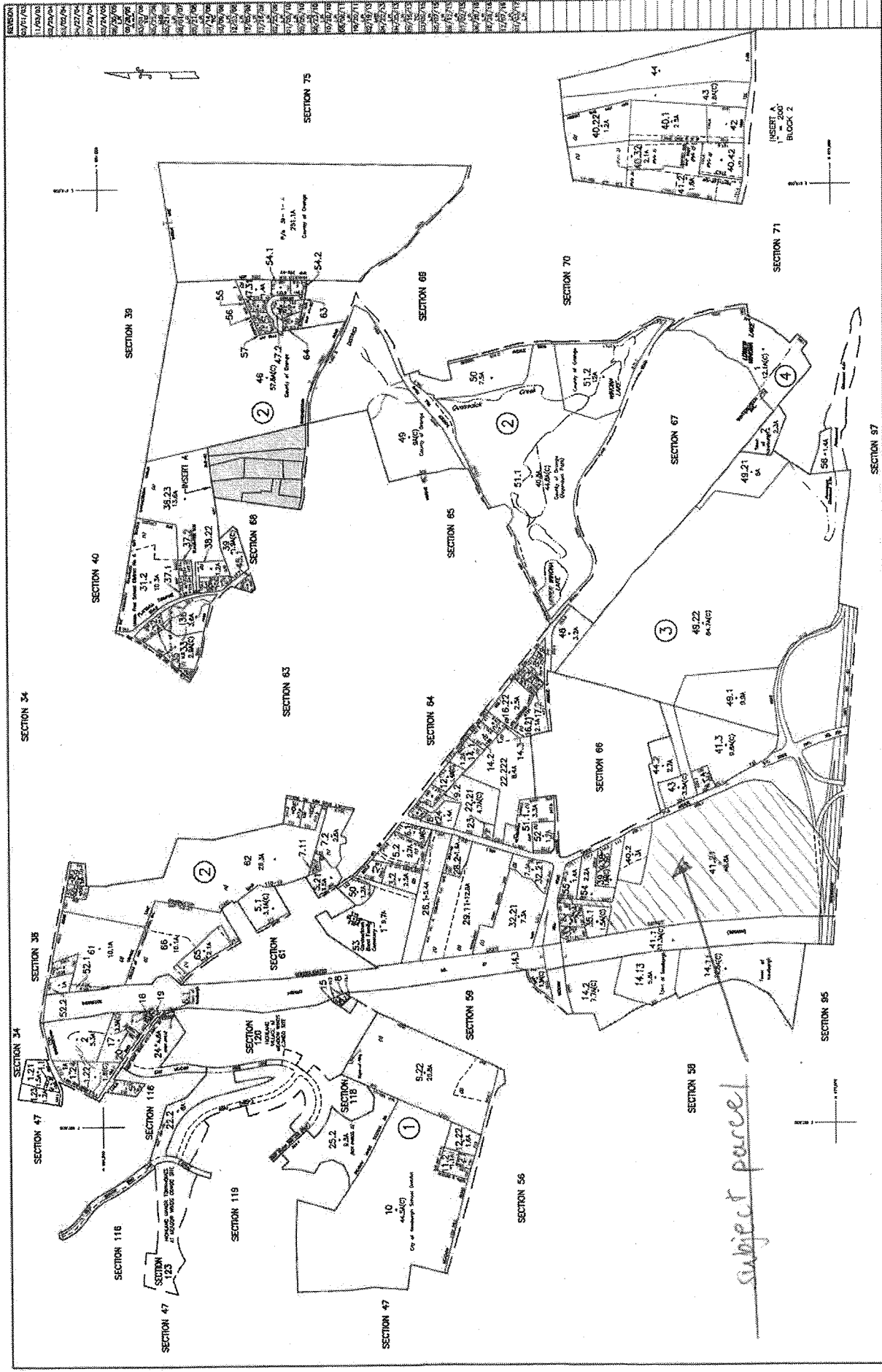
may be necessary to effectuate and carry out the settlement; and

BE IT FURTHER RESOLVED that the aforesaid resolutions shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

<u>Elizabeth J. Greene, Councilwoman</u>	<u>voting</u>
<u>Paul I. Ruggiero, Councilman</u>	<u>voting</u>
<u>Scott M. Manley, Councilman</u>	<u>voting</u>
<u>Anthony R. LoBiondo, Councilman</u>	<u>voting</u>
<u>Gilbert J. Piaquadio, Supervisor</u>	<u>voting</u>

The resolution was thereupon declared duly adopted.



334690
TOWN OF NEWBURGH
Section No. 80
Scale 1" = 40'

ORANGE COUNTY - NEW YORK

LEGEND

SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40	SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50	SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60	SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70	SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75
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ADJOINING REFERENCE

NOTICE: THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP AS FILED IN THE OFFICE OF THE CLERK OF ORANGE COUNTY, NEW YORK, ON 07/17/2018. THE ORIGINAL MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF ANY PORTION OF THE ORANGE COUNTY TAX MAP. THIS MAP IS NOT TO BE USED FOR CONFORMANCE WITH THE U.S. REAL PROPERTY TAX SOURCE ACT.



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Inventory

Improvements

Tax Info

Report

Comparables

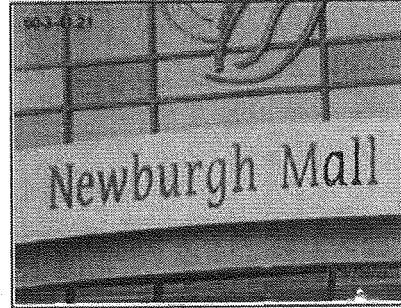
Com. Sites

< 1 >

Municipality of Newburgh				
SWIS:	334600	Tax ID:	60-3-41.21	
Tax Map ID / Property Data				
Status:	Active	Roll Section:	Taxable	
Address:	1401 Route 300			
Property Class:	451 - Reg shop ctr	Site Property Class:	451 - Reg shop ctr	
Ownership Code:				
Site:	Com 1	In Ag. District:	No	
Zoning Code:	-	Bldg. Style:	Not Applicable	
Neighborhood:	41126 -	School District:	Newburg	
Property Description:	Legal description not given for property			
Total Acreage/Size:	48.90	Equalization Rate:	---	
Land Assessment:	2020 - \$3,172,000	Total Assessment:	2020 - \$8,985,000	
Full Market Value:	2020 - \$30,000,000			
Deed Book:	14204	Deed Page:	1579	
Grid East:	609579	Grid North:	978230	
Bank Code:	N/A			
Special Districts for 2020				
Description	Units	Percent	Type	Value
FD030-Orange lk fire	0	0%		0
LT004-Consol lt	0	0%		0
US001-Unpaid swr	0	0%	T	0
UU001-Unpaid utilities	0	0%	T	0
WD001-Consol wtr 1	0	0%		0

Photographs

(Click on photo to enlarge it.)



Photo

Photo 1 of 24 →

Pictometry Connect

Documents

No documents found for this parcel

Maps

[View Tax Map](#)

[Pin Property on GIS Map](#)

[View in Google Maps](#)

[View in Bing Maps](#)

Map Disclaimer

WD002-Consol wtr 2	0	0%		0
Land Types				
Type			Size	
Primary			45.90 acres	



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Commercial

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Tax Info
- Report
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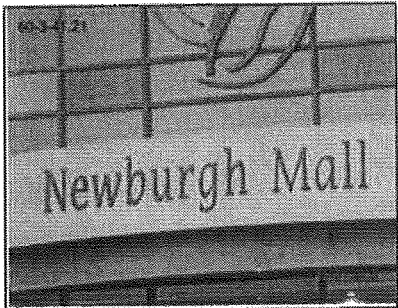
< 1 >

Municipality of Newburgh			
SWIS:	334600	Tax ID:	60-3-41.21
Ownership Information			
Name	Secondary Name	Address	
Newburgh Mall Realty LLC		150 Great Neck Rd Ste 304 Great Neck NY 11021	
Newburgh CH LLC		150 Great Neck Rd Ste 304 Great Neck NY 11021	
Newburgh Nassim LLC		150 Great Neck Rd Ste 304 Great Neck NY 11021	

Sale Information				
Sale Date	Price	Property Class	Sale Type	Prior Owner
2/23/2017	\$7,717,500	451 - Reg shop ctr	Land & Building	1401 Route 300 Holdings, LLC
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	14204	1579
Sale Date	Price	Property Class	Sale Type	Prior Owner
9/10/2014	\$41,286,084	451 - Reg shop ctr	Land & Building	Newburgh Mall, LLC
	Value Usable	Arms Length	Deed Book	Deed Page

Photographs

(Click on photo to enlarge it.)



Photo

Photo 1 of 24 →

Pictometry Connect

Documents

No documents found for this parcel

Maps

- View Tax Map
- Pin Property on GIS Map
- View in Google Maps
- View in Bing Maps

Map Disclaimer

	No	No	13797	1529
Sale Date	Price	Property Class	Sale Type	Prior Owner
12/24/2003	\$0	451 - Reg shop ctr	Building Only	Newburgh Mall Llc
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	11408	1715
Sale Date	Price	Property Class	Sale Type	Prior Owner
7/17/1997	\$1	451 - Reg shop ctr	Land & Building	Lease Elizabeth Etal
	Value Usable	Arms Length	Deed Book	Deed Page
	No	No	4601	268
Historic Deed Information				

January 25th 2021 Agenda

I am looking for a motion to purchase a Toshiba HP Design Jet T 2600 DR for Code Compliance on State Bid for \$ 10,336.63 which includes a 5 year care pack next day service and support from Account 3620.5200

A handwritten signature in black ink, enclosed within a hand-drawn oval. The signature is stylized and appears to read "Gel".



Gil Piaquadio <supervisor@townofnewburgh.org>

Fwd: Large copier

1 message

Gerald Canfield <codecompliance@townofnewburgh.org>

Wed, Dec 23, 2020 at 2:36 PM

To: Gil Piaquadio <supervisor@townofnewburgh.org>, Lisa Dubaldi <codeescrow@townofnewburgh.org>, Paul Ruggiero <councilmanruggiero@townofnewburgh.org>, Scott Manley <councilmanmanley@townofnewburgh.org>

Hello all!

Here are the numbers for lease and purchase of the new large copier we are requesting for the Code Compliance. This item was not budgeted. We have learned that the old large copier, (which we purchased for \$3,500.00 used several years ago) is not capable of being networked in our computer system at 21 Hudson Valley Professional Plaza and is no longer reliable when needed. Due to the age of the machine, service and parts are limited or unavailable. There is a need for this machine for several other Town Departments such as F.O.I.L., Planning and Zoning in addition to Code Compliance. I am available for any questions or concerns.

Merry Christmas

Jerry

----- Forwarded message -----

From: karl.robisch@tbs.toshiba.com <karl.robisch@tbs.toshiba.com>

Date: Tue, Dec 22, 2020 at 3:41 PM

Subject: RE: Large copier

To: Gerald Canfield <codecompliance@townofnewburgh.org>

Hi Jerry,

Merry Christmas to you and your family. Attached is the updated NY State Contract quote you requested. Also per your request is lease pricing for H-P DJ 2600DR:

FAIR MARKET BUYOUT LEASE PRICING FOR H-P DESIGNJET T 2600DR

36 Months

60 Months

HP DESIGNJET T2600 DR (DUAL ROLL)

\$282.00/month*

\$211.00/month**

Includes

IT installation by HP

***3 Year Carepack (HP Next Day Service and Support) for the 36 month lease**

****5 Year Carepack (HP Next Day Service and Support) for the 60 month lease**

Set up and delivery

Removal and disposal of current KIP

Customer purchases inks (6) and paper separately.

Regards,

Karl

Karl Robisch
Senior Account Executive

Direct Dial: (845) 913-7325

Cell: (845) 670-8234

Office: (845) 562-2468

Service: (800) 727-4264

Karl.Robisch@tbs.toshiba.com

Toshiba Business Solutions

230 North Plank Road

Newburgh, NY 12550

TOSHIBA

www.tbs.toshiba.com

From: Gerald Canfield <codecompliance@townofnewburgh.org>

Sent: Tuesday, December 15, 2020 1:43 PM

To: Karl Robisch <karl.robisch@tbs.toshiba.com>

Cc: Lisa Dubaldi <codeescrow@townofnewburgh.org>

Subject: Large copier

Karl,

I hope is well with you during these times. I have attached for your review the large copier we discussed a while ago. We are currently ready to proceed with this machine. Is this unit available on lease? If so, can you work up some numbers. I would appreciate it.

HP/NY STATE CONTRACT # PM20860

<u>MODEL</u>	<u>PART NUMBER</u>	<u>DESCRIPTION</u>	<u>STATE CONTRACT</u>
HP DESIGNJET T2600 DR (DUAL ROLL)	3EK15A	MULTIFUNCTIONAL LARGE FORMAT COLOR	\$7,316.95
IT INSTALLATION-HP	H4518		\$503.28
3 YEAR CAREPACK	UB8U4E	NEXT DAY SERVICE AND SUPPORT	<u>\$1,321.20</u>
TOTAL:			\$9,141.43
HP DESIGNJET T2600 DR (DUAL ROLL)	3EK15A	MULTIFUNCTIONAL LARGE FORMAT COLOR	\$7,316.95
IT INSTALLATION-HP	H4518		\$503.28
5 YEAR CAREPACK	UB8U6E	NEXT DAY SERVICE AND SUPPORT	<u>\$2,516.40</u>
TOTAL:			\$10,336.63

INCLUDES:

SHIPPING AND DELIVERY
REMOVAL AND DISPOSAL OF CURRENT KIP

HP T2600 DESIGNJET SUPPLIES

HIGH YIELD 300 ML INKS:

- P2V68A HP 730 (P2V68A) DESIGNJET T2600 CYAN INK CARTRIDGE (300 ML): \$140.00
- P2V69A HP 730 (P2V69A) DESIGNJET T2600 MAGENTA INK CARTRIDGE (300 ML): \$140.00
- P2V70A HP 730 (P2V70A) DESIGNJET T2600 YELLOW INK CARTRIDGE (300 ML): \$140.00
- P2V71A HP 730 (P2V71A) DESIGNJET T2600 MATTE BLACK INK CARTRIDGE (300 ML): \$140.00
- P2V72A HP 730 (P2V72A) DESIGNJET T2600 GRAY INK CARTRIDGE (300 ML): \$140.00
- P2V73A HP 730 (P2V73A) DESIGNJET T2600 PHOTO BLACK INK CARTRIDGE (300 ML): \$140.00

PAPER

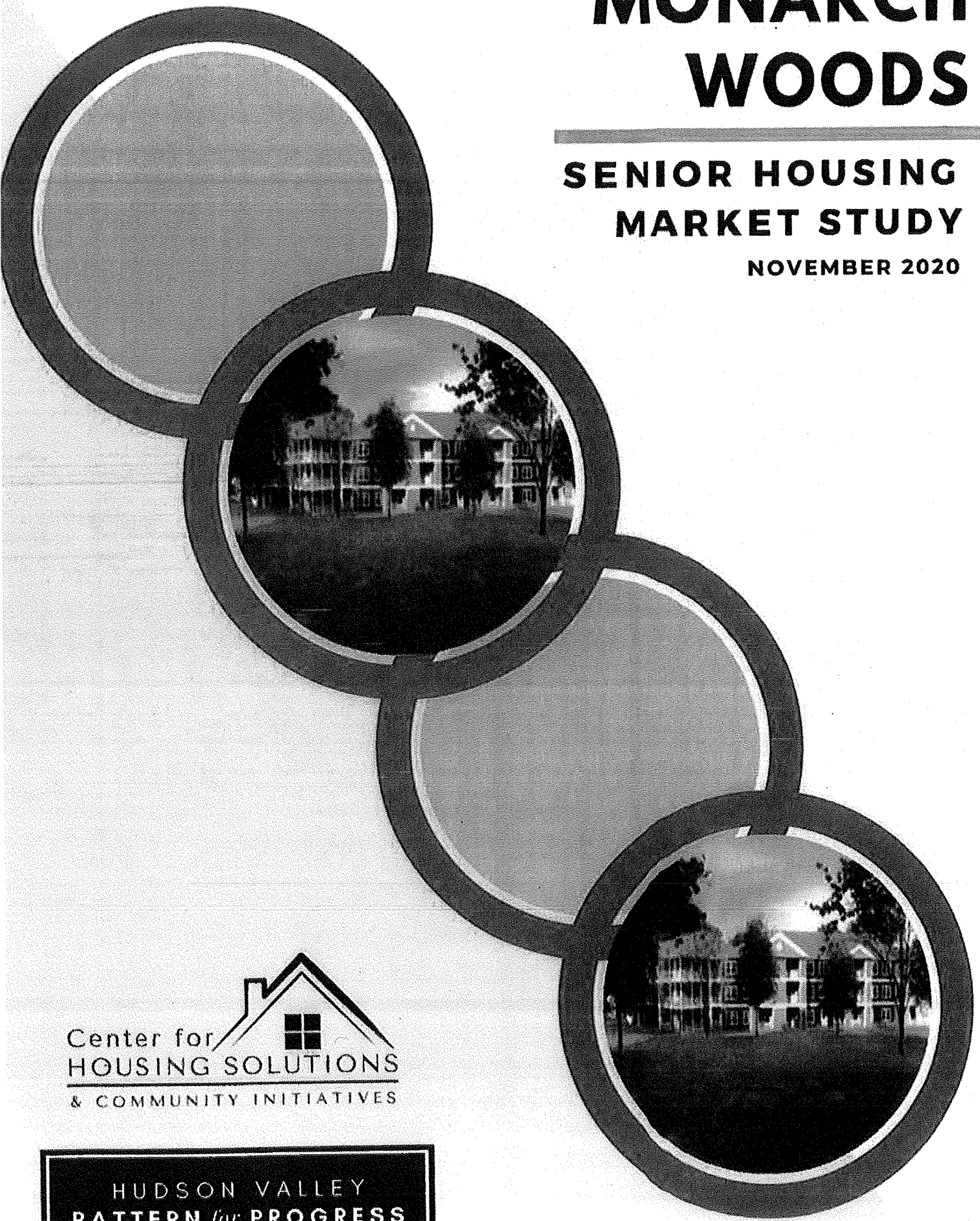
20 LB. INKJET BOND 36X300 PAPER 2 ROLLS PER CARTON: \$55.00

11/28

MONARCH WOODS

SENIOR HOUSING MARKET STUDY

NOVEMBER 2020




Center for
HOUSING SOLUTIONS
& COMMUNITY INITIATIVES

**HUDSON VALLEY
PATTERN *for* PROGRESS**

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INTRODUCTION

The purpose of the research and data analysis conducted by Hudson Valley Pattern for Progress is to determine the supply and demand for market rate senior housing in the Town of Newburgh.

The Town of Newburgh Town Code Section 185-48 requires an applicant proposing either affordable or senior citizen housing must assure to the Town Board there is an identifiable need for the proposed development. This report is specifically prepared for 52 Monarch Development Inc. to demonstrate housing demand for the proposed development known as Monarch Woods Senior Community.

The proposed Monarch Woods Senior Community will contain 26 – 1BR and 74 – 2BR apartments serving the age cohort of 55 and over, which is located at the intersection of NYS Rt. 52 and Monarch Drive. The proposed development is anticipating monthly rents to be \$1,500 for a 1BR and \$2,000 for a 2BR apartment.

The rental apartments are proposed to be approximately 700SF for the 1BR units and 900SF for the 2BR units. The proposed development includes amenities such as a community pool, clubhouse, exercise room, walking trails, community patio, dog run, and some covered parking.

METHODOLOGY

The research and data analysis for this report includes a compilation of data gathered from various sources, including a survey of existing rental properties, and review of secondary demographic data. The report is not to be used as a calculation of a specific number of total rental housing units needed in the Town to serve the senior population.

The census data was used to provide an overview of important demographic characteristics and statistics applicable to the project. The demographic information referenced in the report includes Census 2010 and 2020 American Community Survey data.

For much of the demand analysis, the HISTA {Households by Income, Size, Tenure and Age} data, prepared by Nielsen Claritas and Ribbon Demographics, was utilized. The HISTA statistics are based on American Community Survey data with the base estimate year of 2015 with projected estimates to the current year of 2020 and projections through 2025. The HISTA data geography includes municipalities within a 45-minute drive time from the subject property.

This report also includes an inventory of the current rental housing market of similar developments within a 30-minute drive time of the proposed project. Thirty minutes was selected as this was determined to be a sufficient distance from the subject property to evidence local supply of rental units. The inventory includes market rate senior and non-senior designated developments and restricted income developments for seniors to provide a broad market spectrum.



This report also includes an 8-page Housing Data Profile specifically for the Town of Newburgh. The profile provides basic demographics, housing characteristics, employment and wage data, and an affordability analysis for renters and homeowners. This data and analysis is included to show how diverse the housing landscape is in the Town of Newburgh.

The recommendations and conclusions provided in this report are objective opinions based on the data gathered and interpretation of current and prospective supply and demand variables. Real estate markets are dynamic in nature and are continually effected by demographic, economic and development changes. The research and analysis undertaken was completed in September and October 2020. Utilization of this report and the recommendations/conclusions undertaken are reflective of trends at this time. The report has been prepared for the specific use of the client for the proposed project as identified herein. The recommendations and conclusions do not apply to any other party or proposed development.

The sources and data are deemed reliable and represent an analysis based on a snapshot in time. The analysis does not guarantee the data and assumes no liability for errors of a factual nature, analysis, or judgment provided.

GIS mapping software was used to estimate areas within driving distance of One Monarch Drive, the address of the proposed Monarch Woods Senior Community. This analysis used the existing road network and local speed limits to create an accurate portrayal of driving distance. A drive time radius from One Monarch Drive was created for a 15-minute drive, a 30-minute drive, and a 45-minute drive. Municipalities were selected that best matched the results of this analysis. The map below shows the municipalities that fall within each of the three drive time areas.

The HISTA data geography includes municipalities within a 45-minute drive time from the subject property. A 30-minute drive time was used to inventory market rate senior apartments as well as restricted income developments for seniors. The report also includes an inventory of new (<20 years) market rate non-senior developments within a 15- minute drive time.

The 45 and 30-minute drive times are not exclusive; they include municipalities that fall within the shorter drive times (i.e. every municipality in the 15-minute drive time is also within the 30 and 45-minute drive time, and every municipality within the 30-minute drive time is also within the 45-minute drive time).

Favorable Development and Market Characteristics

There has been a significant increase in the senior population and households in the state and within the Hudson Valley region. More specifically, there has been an increase in the number of seniors in the municipalities within a 45-minute drive time from the proposed development. The HISTA data points to a continued increase in the senior population within the market area.

The location of the development is within a 10 to 15 minute drive of commercial and retail conveniences, shopping, dining, healthcare facilities, major airport, and the Metro North Train to NYC. The features within the building envelop and amenities on the site are typical for senior market rate housing.

The design of the buildings and apartments is conducive for senior housing and offer unit sizes that are larger than most of the existing garden complexes built in the 1970's through the 1990's. Furthermore, the older complexes do not include any of the amenities in the proposed development. While the new luxury rental housing developments may offer similarly sized units and amenities, there are very few rental housing developments specifically catering to a senior population like the proposed Monarch Woods development.

The Hudson Valley has seen an increased demand for rental housing as the rental market in Westchester and Rockland County are witnessing dramatic increases in rental housing prices due to a lack of inventory in those geographic areas. Due to the high cost of land, infrastructure, construction, property maintenance, and taxes in lower Westchester and Rockland County – the development of new housing must command a higher monthly rent.

Similarly designed senior community developments in the lower Hudson Valley region easily command monthly rents of \$2,000 to \$3,750 for a 1BR and 2BR apartment. As a result, renters are forced to move further north to seek more affordable market rents, thereby further increasing the number of potential senior renters beyond the 45-minute drive time selected for this analysis.

The number of seniors looking to downsize from a single family home to a rental unit is increasing. There are a number of national studies indicate anywhere from 3% to as much as 7% of senior homeowners, including empty nesters, recent retirees, and those who are aging in place are seeking to downsize and rent. These cohorts are highly motivated due to the cost and physical ability of maintaining a home. Many seniors who are living alone seek companionship and a community of peers as neighbors and friends. Therefore, rental housing designed specifically as a community for seniors that include amenities and are in close proximity to services, retail, shopping, entertainment, and access to transportation and highways is in demand.

Summary of Existing Rental Housing Inventory

The inventory of existing apartment complexes in proximity to the proposed Monarch Woods Senior Community further demonstrate there is a market demand for additional senior apartment units in the area. There is limited availability of market rate senior housing within a 30-minute drive time of the proposed project. Monthly rents for 1BR market rate units in range from \$1,000 on the low end to \$2,000 on the upper end, while 2BR units range from \$1,175, on the low end to over \$2,500.

Non-senior new apartment complexes within a 15-minute drive time of the proposed project show that the market will bear rents starting at \$1,500 and that there is very little availability in these newer complexes. It is also worth noting there is very limited availability for any subsidized units and most have a long waitlist that ranges from 6-months to 5-years.

Potential Issues:

There are aspects of the rental housing market that require consideration and could cause some potential concerns. Namely, the current health crisis and economic slowdown due to COVID-19. There may be an impact to both the tenants and the property owners of market rate, rental housing developments due to the moratorium on evictions. From the perspective of tenants, the loss of income has had an impact on the ability to pay the rent. Although there is a moratorium on evictions – the rent will come due at some point in the very near future. In some cases, the amount of rent in arrears is staggering. Simultaneously, property owners that have not received rent will affect their ability to maintain the property, pay real estate taxes, and debt service.

CONCLUSION: STATEMENT OF DEMAND

In conclusion, we are anticipating a strong market demand for the development as proposed for 100 units of rental housing for seniors age 55 and over. Based on the research and analysis conducted for this report, the proposed development should be absorbed by the market and the monthly rent expectations are sound. Key factors that influence the demand for senior rental housing at Monarch Woods:

- Population and household growth anticipated for seniors age 55 and over within a 45-minute drive time of the proposed development
- Projection of growth in the number of seniors with sufficient income to support the rents within a 45-minute drive time of the proposed development
- Location of the development in proximity to shopping, highways, and medical facilities
- Physical attributes and amenities within the proposed housing development
- Limited supply of quality competition within a 30-minute drive time of the proposed development
- Waiting lists and very low vacancy rates at competing developments offering similar characteristics and rent structures

HISTA RENTER DATA AND MAJOR FINDINGS

Table 1: Renter Households Age 55+ by income level- Years 2015, 2020 & Projections for 2025

		1 Person Household		2 Person Household		Total	
		#	%	#	%		
Base Year 2015 Estimates	\$50,000-60,000	967	3.1%	594	1.9%	1,561	
	\$60,000-75,000	866	2.7%	813	2.6%	1,679	
	\$75,000-100,000	861	2.7%	868	2.8%	1,729	
	\$100,000-125,000	663	2.1%	550	1.7%	1,213	
	\$125,000-150,000	437	1.4%	336	1.1%	773	
	\$150,000-200,000	399	1.3%	281	0.9%	680	
	\$200,000+	389	1.2%	318	1.0%	707	
	Total	4,582	14.5%	3,760	11.9%	8,342	
Year 2020 Estimates	\$50,000-60,000	1,266	3.5%	658	1.8%	1,924	
	\$60,000-75,000	1,182	3.3%	943	2.6%	2,125	
	\$75,000-100,000	1,130	3.2%	970	2.7%	2,100	
	\$100,000-125,000	954	2.7%	661	1.8%	1,615	
	\$125,000-150,000	893	2.5%	536	1.5%	1,429	
	\$150,000-200,000	659	1.8%	370	1.0%	1,029	
	\$200,000+	906	2.5%	575	1.6%	1,481	
	Total	6,990	19.5%	4,713	13.1%	11,703	
Future Projection 2025	\$50,000-60,000	1,340	3.4%	710	1.8%	2,050	
	\$60,000-75,000	1,328	3.4%	977	2.5%	2,305	
	\$75,000-100,000	1,309	3.3%	1,051	2.7%	2,360	
	\$100,000-125,000	1,143	2.9%	737	1.9%	1,880	
	\$125,000-150,000	1,167	3.0%	668	1.7%	1,835	
	\$150,000-200,000	960	2.5%	484	1.2%	1,444	
	\$200,000+	1,508	3.9%	875	2.2%	2,383	
	Total	8,755	22.4%	5,502	14.1%	14,257	
Change 2015 to 2020	\$50,000-60,000	299	30.9%	64	10.8%	363	23.3%
	\$60,000-75,000	316	36.5%	130	16.0%	446	26.6%
	\$75,000-100,000	269	31.2%	102	11.8%	371	21.5%
	\$100,000-125,000	291	43.9%	111	20.2%	402	33.1%
	\$125,000-150,000	456	104.3%	200	59.5%	656	84.9%
	\$150,000-200,000	260	65.2%	89	31.7%	349	51.3%
	\$200,000+	517	132.9%	257	80.8%	774	109.5%
	Total	2,048	52.6%	953	25.3%	3,361	40.3%
Change 2020 to 2025	\$50,000-60,000	74	5.8%	52	7.9%	126	6.5%
	\$60,000-75,000	146	12.4%	34	3.6%	180	8.5%
	\$75,000-100,000	179	15.8%	81	8.4%	260	12.4%
	\$100,000-125,000	189	19.8%	76	11.5%	265	16.4%
	\$125,000-150,000	274	30.7%	132	24.6%	406	28.4%
	\$150,000-200,000	301	45.7%	114	30.8%	415	40.3%
	\$200,000+	602	66.4%	300	52.2%	902	60.9%
	Total	1,765	25.3%	789	16.7%	2,554	21.8%

All of the HISTA data points to a growing 55+ population within each income bracket.

Table 1 shows that since 2015, for all incomes included in this study, the number of 55+ households has grown. In total, there are 3,361 more 55+ households in 2020 than in 2015, an increase of 40.3%. Both 1-person and 2-person households have increased in number from 2015 to 2020. Single-person households have increased by 52.6% while 2-person households have increased by 25.3%. Of households included in this study, the number of households with incomes of over \$200,000 grew the most in absolute terms (517 new households), an increase of 109.3%, followed by households with income of \$125,000-\$150,000 (456 new households) an increase of 84.9%

Population projections for 2025 show that the number of 55+ households will continue to increase. These projections support the conclusion that additional rental housing will be in demand. By the year 2025 an additional 2,554 households age 55 and over are expected, an increase of 21.8%. According to the projections, all income brackets age 55 and over included in this study, except for those with an income of \$60,000-\$75,000, will continue to grow between 2020 and 2025.

Households with earnings of 200,000+ are expected to grow the most, increasing by over 60% in that time span. One-person households are projected to grow the most with an increase of over 25%.

HISTA OWNER DATA AND MAJOR FINDINGS

Table 2: Owner Households Age 55+ by income level- Years 2015, 2020 & Projections for 2025

		1 Person Household		2 Person Household		Total	
		#	%	#	%		
Base Year 2015 Estimates	\$50,000-60,000	1,961	1.9%	3,720	3.5%	5,681	
	\$60,000-75,000	2,528	2.4%	5,633	5.3%	8,161	
	\$75,000-100,000	2,756	2.6%	8,037	7.6%	10,793	
	\$100,000-125,000	1,506	1.4%	6,130	5.8%	7,636	
	\$125,000-150,000	906	0.9%	3,711	3.5%	4,617	
	\$150,000-200,000	838	0.8%	3,970	3.8%	4,808	
	\$200,000+	753	0.7%	3,664	3.5%	4,417	
	Total	11,248	10.7%	34,865	33.0%	46,113	
Year 2020 Estimates	\$50,000-60,000	2,175	1.8%	3,823	3.2%	5,998	
	\$60,000-75,000	3,153	2.7%	5,900	5.0%	9,053	
	\$75,000-100,000	3,258	2.8%	8,339	7.1%	11,597	
	\$100,000-125,000	1,899	1.6%	6,838	5.8%	8,737	
	\$125,000-150,000	1,577	1.3%	5,199	4.4%	6,776	
	\$150,000-200,000	1,265	1.1%	5,205	4.4%	6,470	
	\$200,000+	1,482	1.3%	6,516	5.5%	7,998	
	Total	14,809	12.5%	41,820	35.4%	56,629	
Future Projection 2025	\$50,000-60,000	2,188	1.7%	3,532	2.8%	5,720	
	\$60,000-75,000	3,275	2.6%	5,607	4.4%	8,882	
	\$75,000-100,000	3,538	2.8%	8,344	6.6%	11,882	
	\$100,000-125,000	2,137	1.7%	7,094	5.6%	9,231	
	\$125,000-150,000	1,979	1.6%	5,614	4.4%	7,593	
	\$150,000-200,000	1,662	1.3%	6,141	4.9%	7,803	
	\$200,000+	2,412	1.9%	9,374	7.4%	11,786	
	Total	17,191	13.6%	45,706	36.1%	62,897	
Change 2015 to 2020	\$50,000-60,000	214	10.9%	103	2.8%	317	5.6%
	\$60,000-75,000	625	24.7%	267	4.7%	892	10.9%
	\$75,000-100,000	502	18.2%	302	3.8%	804	7.4%
	\$100,000-125,000	393	26.1%	708	11.5%	1,101	14.4%
	\$125,000-150,000	671	74.1%	1,488	40.1%	2,159	46.8%
	\$150,000-200,000	427	51.0%	1,235	31.1%	1,662	34.6%
	\$200,000+	729	96.8%	2,852	77.8%	3,581	81.1%
	Total	3,561	31.7%	6,955	19.9%	10,516	22.8%
Change 2020 to 2025	\$50,000-60,000	13	0.6%	-291	-7.9%	-278	-4.6%
	\$60,000-75,000	122	3.9%	-293	-3.6%	-171	-1.9%
	\$75,000-100,000	280	8.6%	5	8.4%	285	2.5%
	\$100,000-125,000	238	12.5%	256	11.5%	494	5.7%
	\$125,000-150,000	402	25.5%	415	24.6%	817	12.1%
	\$150,000-200,000	397	31.4%	936	30.8%	1,333	20.6%
	\$200,000+	930	62.8%	2,858	52.2%	3,788	47.4%
	Total	2,382	16.1%	3,886	16.7%	6,268	11.1%

All of the HISTA data points to a growing population within each income bracket of homeowner households 55+. Table 2 shows that since 2015, for all incomes included in this study, the number of 55+ households has grown. In total, there are 10,516 more 55+ households in 2020 than in 2015, an increase of 22.8%. Both single-person and 2-person households have increased in number from 2015 to 2020. Single-person households have increased by 31.7% while 2-person households have increased by 19.9%. Of households included in this study, the number of households with incomes of over \$200,000 grew the most in absolute terms (3,581 new households), an increase of 81.1%, followed by households with income of \$125,000-\$150,000 (2,159 new households) an increase of 46.8%.

As seen, population projections for 2025 show that the number of owner occupied 55+ households will continue to increase. By the year 2025 an additional 6,268 households are expected in the 55+ age cohort, an increase of 11.1%. According to the projections, there is growth in all income brackets, except for those with an income of \$50,000-\$60,000 and \$60,000-\$75,000. Although this graph and analysis includes owner households in the \$50,000 to \$60,000 income bracket – this specific cohort of owners may not be part of the overall market looking to rent – as their incomes are slightly

lower and may not support the rent structure. Households with earnings of 200,000+ are expected to grow the most, increasing by over 47% in that time. According to the projections for 55+ households, 1-person households are projected to grow the most with an increase of over 16%.

The proposed housing development includes 1BR and 2BR apartments, which typically house 1- or 2- persons, specifically in the senior housing market. However, there is a small percentage of potential 3-person, renter households that may be in the market for a 2BR apartment. Table 3 is provided to evidence the continued growth in renter households in the 55 and over age cohort. All 3-person households for all income brackets included in the study grew in number from 2015 to 2020 for a total of 378 households, a 25.0% increase. Projections for 2025 show that this trend will continue and there will be another 377, 3-person renter households a 16.6% growth.

TABLE 3: RENTER 3-Person Households Age 55+ by Income Level – Years 2015, 2020 and Projections for 2025

	Base Year: 2015 Estimates		Year 2020 Estimates		Change from 2015 to 2020		Year 2025 Projection		Change from 2020 to 2025	
	#	%	#	%	# change	% change	#	%	# change	% change
\$50,000-60,000	172	0.5%	225	0.6%	53	30.8%	229	0.6%	4	1.7%
\$60,000-75,000	299	0.9%	359	1.0%	60	20.1%	416	1.1%	57	13.7%
\$75,000-100,000	271	0.9%	278	0.8%	7	2.6%	330	0.8%	52	15.8%
\$100,000-125,000	285	0.9%	350	1.0%	65	22.8%	357	0.9%	7	2.0%
\$125,000-150,000	170	0.5%	229	0.6%	59	34.7%	285	0.7%	56	19.6%
\$150,000-200,000	135	0.4%	174	0.5%	39	28.9%	219	0.6%	45	20.5%
\$200,000+	182	0.6%	277	0.8%	95	52.2%	433	1.1%	156	36.0%
Total	1,514	4.8%	1,892	5.3%	378	25.0%	2,269	5.8%	377	16.6%

The proposed housing development includes 1BR and 2BR apartments, which typically house 1- or 2- persons, especially in senior housing. However, there is a small percentage of potential 3-person, owner households that may be in the market for a 2BR apartment. **Table 4** is provided to evidence the continued growth in 3-person owner households in the 55 and over age cohort. For all income ranges included in this study there has been an increase in the number of 3-person 55+ homeowner households from 2015 to 2020. The total growth was 3,408 new households, an increase of 27.1%. Projections for 2025 show that higher earning households that make \$100,000 to over \$200,000 will continue to increase in number. The projection is that there will be an additional 1,606 (30.5%) households with earnings of \$200,000 +, and additional 383 households with household income of between \$150,000 and \$200,000, and 184 new households with income of \$125,000 to \$150,000.

TABLE 4: OWNER: 3-Person Households Age 55+ by income level – Years 2015, 2020 and Projections for 2025

	Base Year: 2015 Estimates		Year 2020 Estimates		Change from 2015 to 2020		Year 2025 Projection		Change from 2020 to 2025	
	#	%	#	%	# change	% change	#	%	# change	% change
\$50,000-60,000	802	0.8%	808	0.7%	6	0.7%	725	0.6%	-83	-11.4%
\$60,000-75,000	1,346	1.3%	1,430	1.2%	84	6.2%	1,344	1.1%	-86	-6.4%
\$75,000-100,000	2,357	2.2%	2,557	2.2%	200	8.5%	2,529	2.0%	-28	-1.1%
\$100,000-125,000	2,288	2.2%	2,535	2.1%	247	10.8%	2,648	2.1%	113	4.3%
\$125,000-150,000	1,970	1.9%	2,457	2.1%	487	24.7%	2,641	2.1%	184	7.0%
\$150,000-200,000	1,946	1.8%	2,518	2.1%	572	29.4%	2,901	2.3%	383	13.2%
\$200,000+	1,849	1.8%	3,661	3.1%	1,812	98.0%	5,267	4.2%	1,606	30.5%
Total	12,558	11.9%	15,966	13.5%	3,408	27.1%	18,055	14.3%	2,089	11.6%

EXISTING RENTAL HOUSING INVENTORY

The tables below represent an inventory of apartment complexes with 40 units or more relevant to the proposed Monarch Woods Senior Community. The inventory includes the following:

- Market Rate Senior Apartment Complexes within a 30-Minute Drive Time
- Affordable Senior Apartment Complexes within a 30-Minute Drive Time
- New Market Rate (<20 years) Non-Senior Apartment Complexes within a 15-Minute Drive Time

The inventory was created using existing lists of affordable senior housing published by the counties of Orange, Dutchess, and Ulster; internet searches for apartment complexes and apartment finder websites; and telephone calls directly to apartment complexes.

The inventory includes the name of the complex, the total number of units, a breakdown of units by bedroom count when this information was available, rents by bedroom count, availability, included utilities, and contact information for the apartment complex.

Every apartment complex for which inventory information was not readily available online was contacted by telephone a minimum of three times on the dates: 10/6/2020, 10/15/2020, 10/16/2020, and 10/27/2020.

MARKET RATE Apartment Complexes for Seniors

30 Minute Drive Time

Complex Name	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies of Waitlist	Utilities Included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
VILLAGE of CORNWALL														
Idlewild Creek	214			68	\$1,471-\$1,909	146	\$1,675-\$2,186			Availability 1-bedroom 2-bedroom	No	Yes	Yes	866-622-9309
HAMLET of HIGHLAND														
Vineyard Commons	185			1		94	\$2,573-\$7,095	94	\$2,774-\$8,632	Availability 3-bedroom	No	No	No	844-410-4825
VILLAGE of MAYBROOK														
Bluestone Commons	131			*	\$1,000-\$1,325	*	\$1,450-\$1,650			No availability	No	No	No	845-427-7444
TOWN of NEWBURGH														
Hudson Place at Gardnertown	20 for 55+			20	\$1,675-\$2,000					Availability 1-bedroom 2-bedroom	No	No	No	646-513-2294
Hudson Place at Lakeside	102					20	\$1,750	82	\$2,050	Soon to open	No	No	No	646-513-2366
Meadow Ridge Luxury Apartments 2020	21 for 55+			*	\$1,550-\$1,800	*	\$2,015-\$2,150			No Availability	No	No	No	908-731-7576
Stewart Woods	42					42	\$1,175			No availability	No	Yes	Yes	845-569-0649
TOWN of POUGHKEEPSIE														
Lexington Club at Galleria	160			98	\$1,063	62	\$1,255			4-6 months	No	No	Yes	877-320-4011

* Information was not available on the county inventory, apartment complex website, online apartment finders, and telephone calls did not result in a response.

SUBSIDIZED Apartment Complexes for Seniors

30 Minute Drive Time

Complex Name	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies or Waitlist	Utilities included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
CITY OF BEACON														
Forrestal Heights	134			38	30% of Income	96	30% of Income			Waitlist varies	Yes	Yes	Yes	845-831-1289
Highland Meadows	68			53	\$975	15	\$1,200-\$1,545			6 months to 1-year	Yes	Yes	Yes	845-297-2004
Hamilton Fish Plaza	70			14	30% of Income	56	30% of Income			Waitlist varies	No	Yes	No	845-831-1289
Meadow Ridge II	52			20	\$1,150	32	\$1,200			6 months to 2-years	No	Yes	No	845-440-0291
TOWN OF FISHKILL														
Horizons	89			47	\$924	42	\$1,103			6 months to 1-year	No	Yes	Yes	845-440-7678
TOWN OF GOSHEN														
Northgate Manor	112			112	\$714-\$820					Availability 1-bedroom	No	No	No	845-291-7278
Hearthstone	91			86	\$916 \$1,012	4	\$1,038			Availability 1-bedroom 2-bedroom	No	Yes	Yes	845-291-1211
TOWN OF MAYBROOK														
Maybrook Garden Apartments	36 (for 55+)			36	30% of Income					5-years (for 55+ units)	*	*	*	845-636-4196
CITY OF MIDDLETOWN														
David Moore Heights	36 (for 55+)	6	\$603	6	\$645					5-years (for 55+ units)	Yes	Yes	Yes	845-343-1168

* Information was not available on the county inventory; apartment complex website, online apartment finders, and telephone calls did not result in a response.

SUBSIDIZED Apartment Complexes for Seniors (Continued)

30 Minute Drive Time

Complex Name	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies or Waitlist	Utilities included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
CITY of MIDDLETOWN														
Middlecrest Crossing I	100			47	Income based	54	Income based			Waitlist	No	Yes	Yes	845-344-2465
Middlecrest Crossing II	100			47	Income based	54	Income based			Waitlist	No	Yes	Yes	845-343-0471
Senior Horizons at Silver Lake	84			28	\$874	56	\$1,014			6 months to 1-year	No	Yes	Yes	845-343-4770
Southeast Towers	106 (55+)			106	30% of Income					2.5-years	Yes	Yes	Yes	845-342-1052
Walkkill Living Center	96			95	\$853	1	\$1,019			3-years	No	Yes	Yes	845-343-0471
TOWN of MILTON														
Milton Harvest	47			47	Income based					Minimum 1-year	No	No	No	845-331-2140 ext. 237
TOWN of MONTGOMERY														
Montgomery Manor	86			86	\$749-\$926					1-year	No	No	Yes	845-457-5542
CITY of NEWBURGH														
Belvedere Housing	66 (55+)	*	\$825	*	\$937	*	\$1,125			*	Yes	Yes	Yes	845-561-4190
High Point	82			62	\$1,175-\$1,350	20	\$1,425-\$1,520			Availability 1-bedroom 2-bedroom	Yes	Yes	Yes	845-565-7131
Hudson Point	65			65	\$790					Availability 1-bedroom 2-bedroom	Yes	Yes	Yes	845-565-0074

* Information was not available on the county inventory; apartment complex website, online apartment finders, and telephone calls did not result in a response.

SUBSIDIZED Apartment Complexes for Seniors (Continued)
30 Minute Drive Time

Complex Name	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies or Waitlist	Utilities included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
CITY OF NEWBURGH														
Fogarty Apartments	65	65	30% Income			4	\$1,100			6 months to 1-year Waitlist	Yes	Yes	Yes	845-561-2066
Cerone Place	60			56	\$850					Waitlist	Yes	Yes	Yes	845-913-6581
TOWN of NEWBURGH														
Senior Horizons	70			20	\$780-\$943	50	\$944-\$1,102			Waitlist				845-579-3622
TOWN of NEW WINDSOR														
New Windsor Senior Housing	92			92	\$372, \$711, \$869					* Waitlist	Yes	Yes	Yes	845-561-2688
Temple Hill	45			45	\$814					Waitlist	No	No	No	845-563-0753
Amber Grove	86			86	\$351, \$671, \$822					* Waitlist	No	No	Yes	845-561-5600
TOWN of PINE BUSH														
Pinecrest Senior Housing	75			75	\$589, \$741, \$898					* Waitlist	No	Yes	Yes	845-744-2770
Schuyler Crossing	48			48	income based					3-4 years	No	Yes	Yes	845-744-4219
TOWN of POUGHKEEPSIE														
Lexington Club at Galleria	160			98	\$954	62	\$1,146			2-4 months	No	No	Yes	845-298-7600
VILLAGE of WALDEN														
The Cedars	89			57	income based	26	income based	6	income based	1-year	No	Yes	Yes	845-778-7687

* Information was not available on the county inventory; apartment complex website, online apartment finders, and telephone calls did not result in a response.

SUBSIDIZED Apartment Complexes for Seniors (Continued)

30 Minute Drive Time

Complex Name	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies or Waitlist	Utilities included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
TOWN OF WAPPINGER														
Dimarco Place I and II Senior Residence	64			32	\$635-\$818	32	*			6-24 months	Yes	Yes	Yes	845-297-2004
Berkeley Square	150			60	\$1,124	90	\$1,342			6-12 months	No	Yes	Yes	845-298-1200
VILLAGE OF WASHINGTONVILLE														
Rocky Point Apartments	44					44	\$800			*	No	Yes	Yes	845-496-3497
Rocky Knoll Apartments	64			64	30% income					4-5 year waiting list	No	No	No	845-496-7772
Stone Hill	105			93	\$753	12	\$897			*	No	No	No	845-496-9972

* Information was not available on the county inventory, apartment complex website, online apartment finders, and telephone calls did not result in a response.

NON-SENIOR Apartment Complexes Built in the Last 20 Years

15 Minute Drive Time

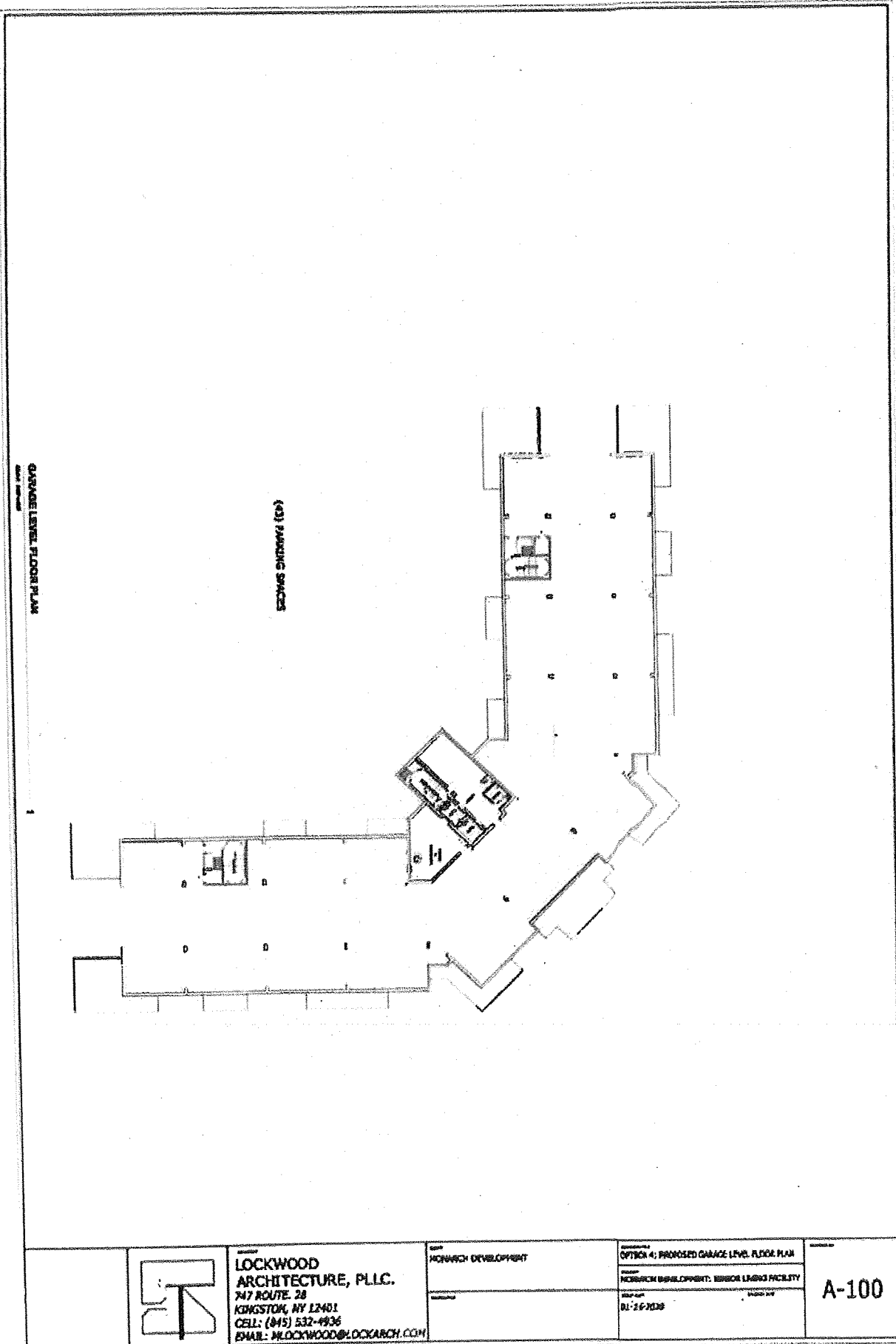
Complex Name Year Built	Total Units	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Vacancies or Waitlist	Utilities included in Rent			Contact Info
		Units	Rent	Units	Rent	Units	Rent	Units	Rent		Electric	Heat	Hot Water	
CITY of BEACON														
The Lofts at Beacon Remodeled 2015	84	64	\$1,700 - \$2,900	3	\$2,500- \$3,100	4	\$2,800	1	\$3,800	No Availability	No	No	No	845-295-5989
Beacon Falls 2017	78			78	\$1,800- \$1,900					One 1- Bedroom	No	No	No	844-328-2781
TOWN of FISHKILL														
Village at Merritt Park Remodeled 2000	360			*	\$1,685	*	\$2,095	*	\$2,425- \$2,465	Availability	No	No	No	844-873-5567
TOWN of NEWBURGH														
Summit Lane Luxury Apartments 2015	188			*	\$1,575- \$1,975	*	\$1,900- \$2,075			No Availability	No	No	No	855-265-1462
Orchard Hills Landing 2004	260 142 (town homes)			96 Town homes	\$1,615- \$1,805	36 Town homes	\$1,845- \$2,300			No Availability	No	No	No	845-345-8289
Hudson Place at Gardnertown	164 total 20 for 55+			*	\$1,675- \$2,000	*	\$1,895- \$2,400			Availability 1-bedrooms 2-bedrooms	No	No	No	646-513-2294
Meadow Ridge Luxury Apartments 2020	185 total 21 (55+)			*	\$1,550- \$1,800	*	\$2,015- \$2,150			No Availability	No	No	No	908-731-7576
TOWN of NEW WINDSOR														
Summit Terrace Luxury Apartments 2015	270			*	\$1,550- \$1,625	*	\$1,795- \$2,000			No Availability	No	No	No	845-563-0087

* Information was not available on the county inventory, apartment complex website, online apartment finders, and telephone calls did not result in a response.

APPENDICES

APPENDIX A

Renderings



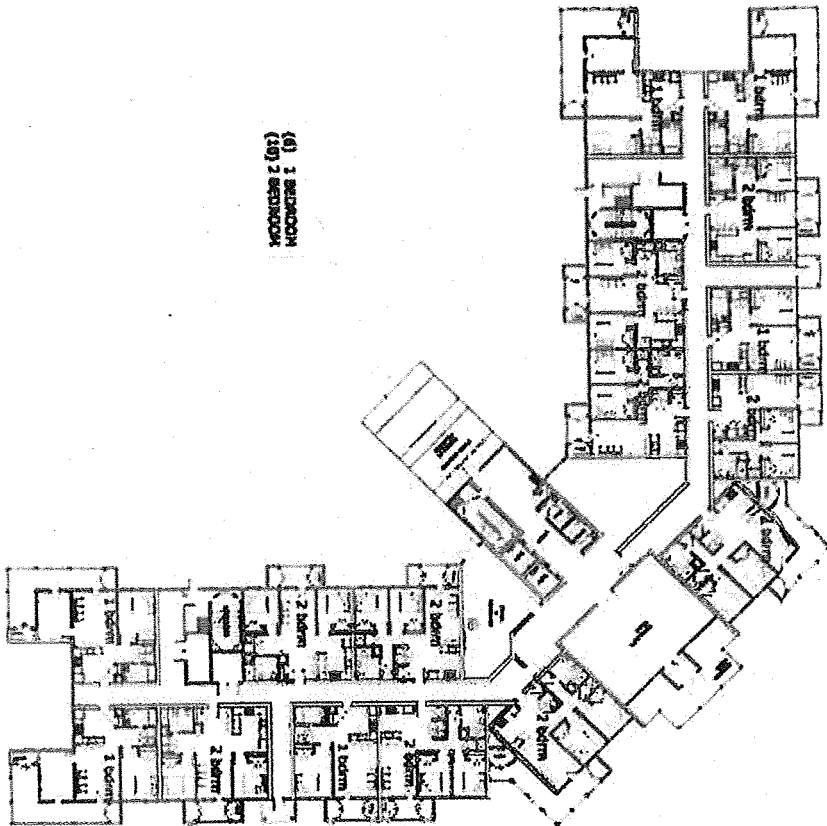
GARAGE LEVEL FLOOR PLAN

SERVICE ENTRANCE (E2)

	<p>LOCKWOOD ARCHITECTURE, P.L.L.C. 747 ROUTE 28 KINGSTON, NY 12401 CELL: (845) 532-4936 EMAIL: MLOCKWOOD@LOCKARCH.COM</p>	<p>CLIENT MONARCH DEVELOPMENT</p>	<p>PROJECT OPTION 4: PROPOSED GARAGE LEVEL FLOOR PLAN</p> <p>LOCATION MONARCH DEVELOPMENT: BIRSON LIBRARY FACILITY</p> <p>DATE 01-26-2020</p>	<p>NO. A-100</p>
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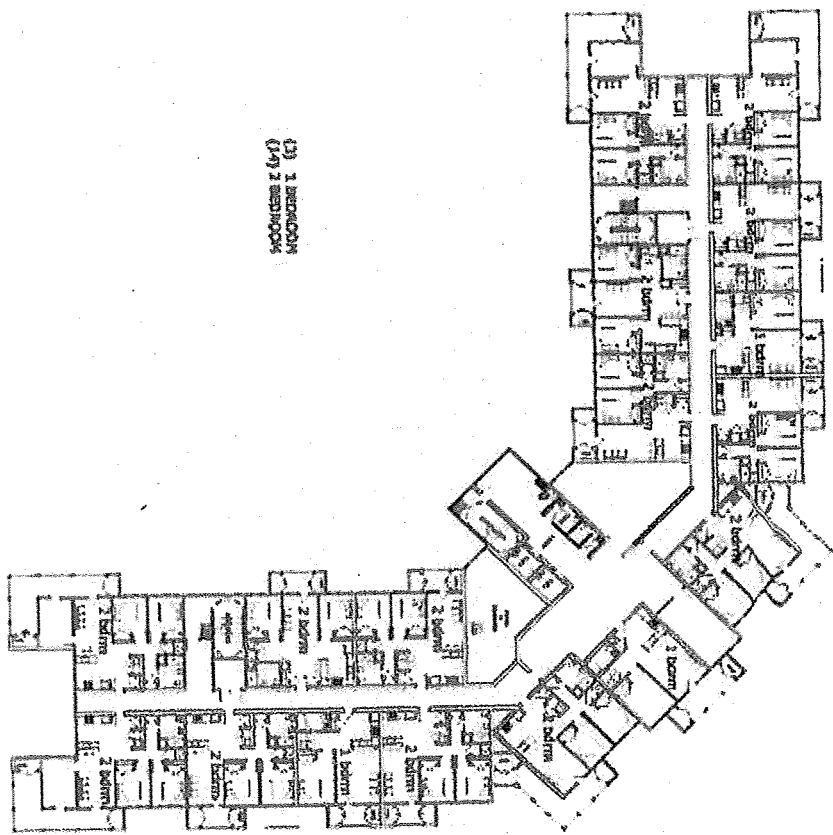
PROJECT FLOOR PLAN
DATE: 11/16/20


(1) 1 BEDROOM
(10) 2 BEDROOMS



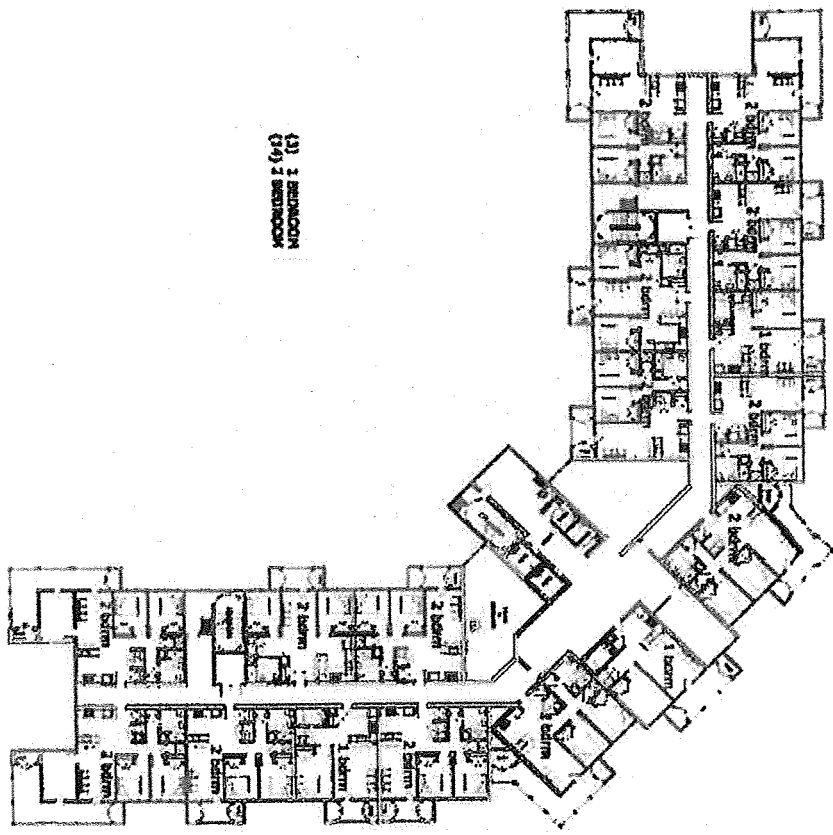
	LOCKWOOD ARCHITECTURE, PLLC. 747 ROUTE. 28 KINGSTON, NY 12401 CELL: (845) 532-4936 EMAIL: M.LOCKWOOD@LOCKARCH.COM	NAME: MONARCH DEVELOPMENT	PROJECT: OFFICE 46 PROPOSED FIRST FLOOR PLAN	A-101
			PROJECT: MONARCH DEVELOPMENT: SENIOR LEASING FACILITY	

SECOND FLOOR PLAN
 11/15/2020



	LOCKWOOD ARCHITECTURE, P.L.L.C. 247 ROUTE 28 KINGSTON, NY 12401 CELL: (845) 532-4936 EMAIL: M.LOCKWOOD@LOCKARCH.COM	DATE: PROPOSAL DEVELOPMENT	PROJECT: OFFICE 4, PROPOSED SECOND FLOOR PLAN CLIENT: MONARCH DEVELOPMENT, BEREA LEASING FACILITY DATE: 11-15-2020	A-102
		PROJECT: MONARCH DEVELOPMENT	DATE: 11-15-2020	

THIRD FLOOR PLAN



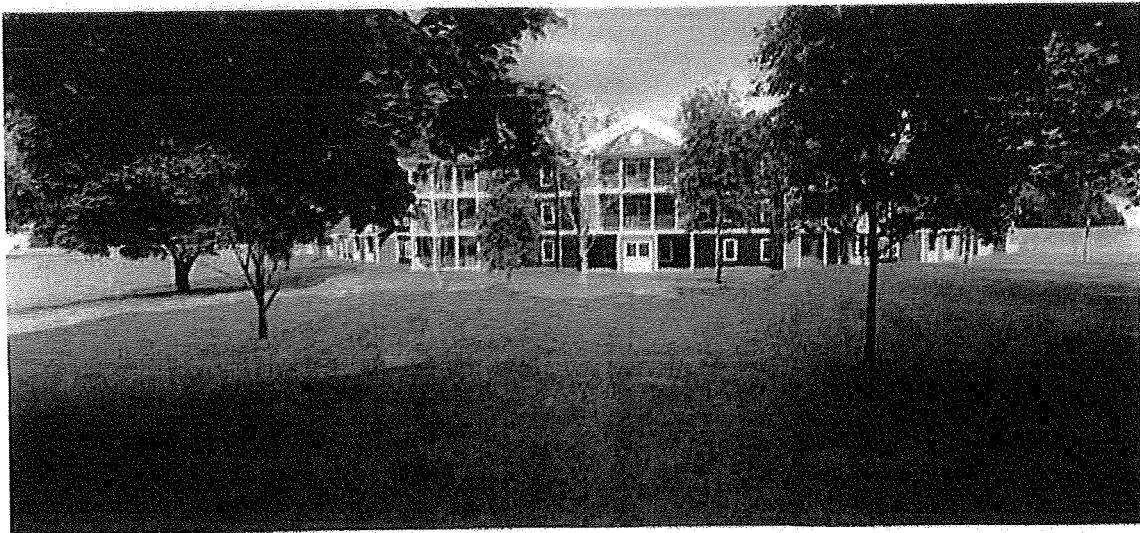
(1) 1 BEDROOM
(1) 2 BEDROOM

	LOCKWOOD ARCHITECTURE, PLLC. 747 ROUTE 28 KINGSTON, NY 12401 CELL: (845) 532-4936 EMAIL: LOCKWOOD@LOCKARCH.COM	NAME MONARCH DEVELOPMENT	PROJECT OPTION 4 PROPOSED THIRD FLOOR PLAN	NUMBER A-103
			DATE 01-16-2020	



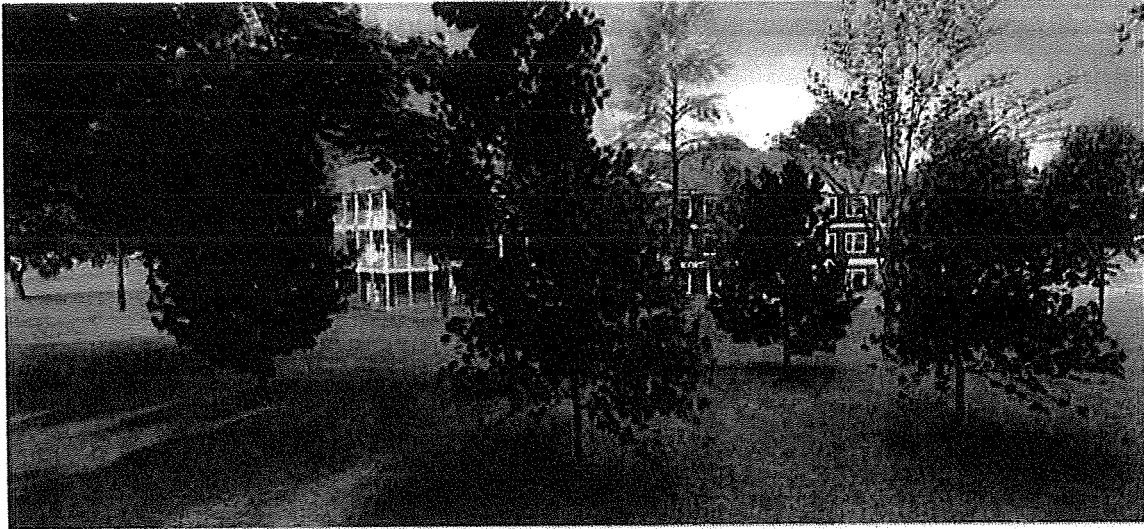
LA LOCKWOOD ARCHITECTURE, PLLC.

MONARCH DEVELOPMENT NEWBURGH, NY



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MONARCH DEVELOPMENT NEWBURGH, NY



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MONARCH DEVELOPMENT NEWBURGH, NY

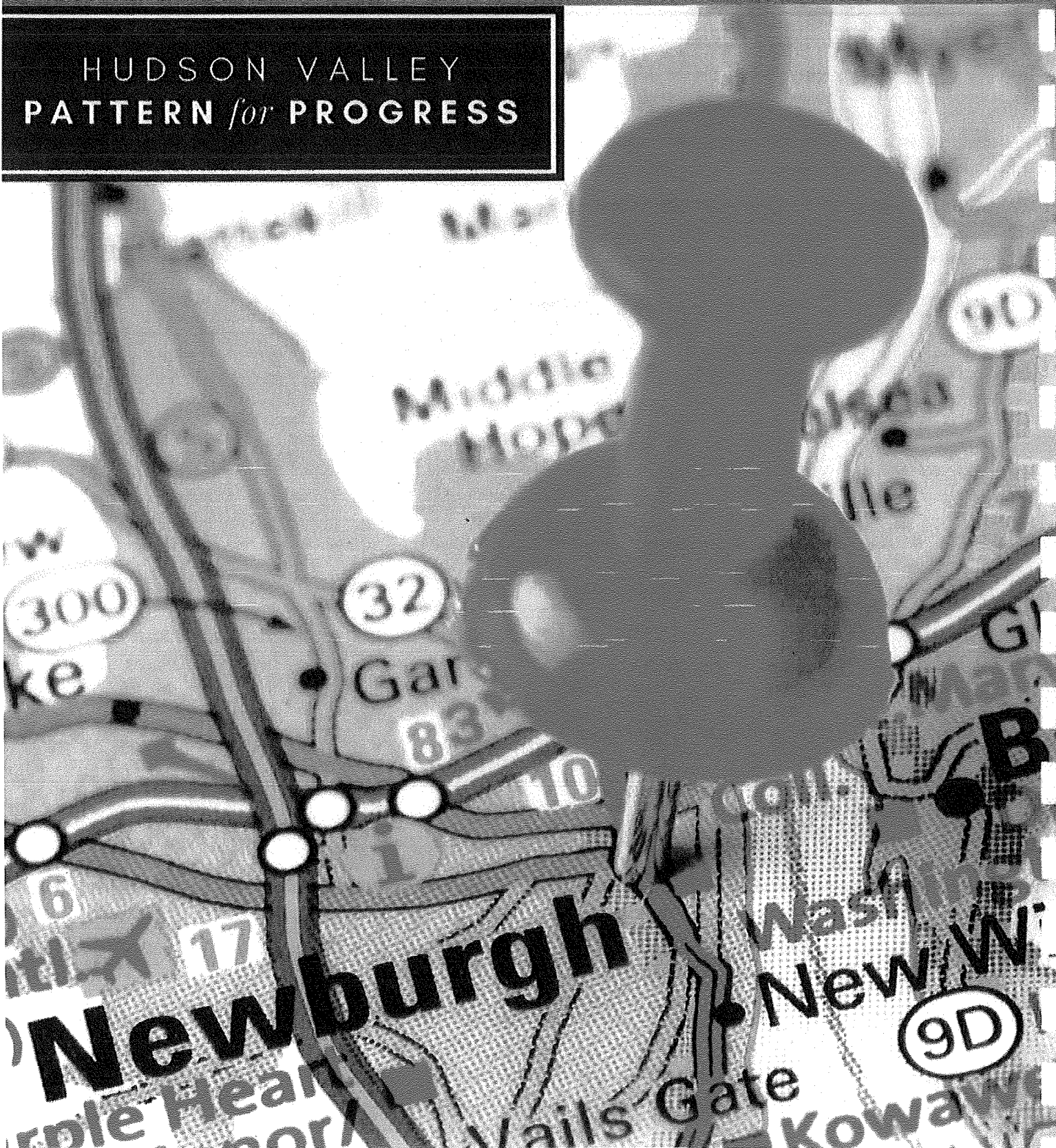
APPENDIX B

Town of Newburgh Profile

Town of NEWBURGH

HOUSING DATA PROFILE | 2020

HUDSON VALLEY
PATTERN *for* PROGRESS



POPULATION BASICS

	2010	2018	2010 to 2018 # change	2010 to 2018 % change	
Total Population	29,801	30,702	901	3%	
Age	<20	7,492	-435	-6%	
	20-29	3,023	506	17%	
	30-44	5,915	6,128	213	4%
	45-64	9,162	9,128	-34	-0.4%
	65-74	2,300	2,698	398	17%
	75-84	1,366	1,403	37	3%
	85+	543	759	216	40%
Race / Ethnicity	Hispanic / Latino	4,948	5,580	632	13%
	Black*	3,369	3,803	434	13%
	White*	19,923	19,870	-53	0%
	Asian*	723	630	-93	-13%
	Other*	667	819	152	23%

Source: 2010 & 2018 American Community Survey (US Census Bureau)

*Non-Hispanic / Non-Latino

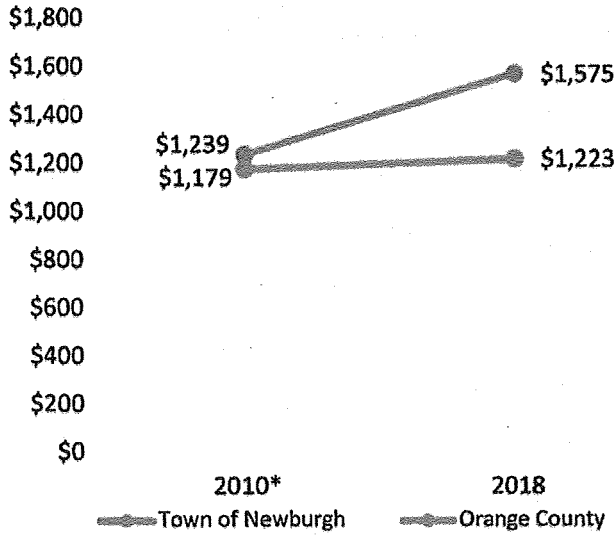
HOUSING CHARACTERISTICS

	Number	Percent of Total
Total Housing Units	11,990	-
Occupied Housing Units	10,961	91%
Vacant Housing Units*	1,029	9%
Type	Renter Occupied Housing Units	19%
	Owner Occupied Housing Units	81%
Year Built	Built Prior to 1940	10%
	Built 1940 to 1959	24%
	Built 1960 to 1979	26%
	Built 1980 to 1999	24%
	Built 2000 or Later	16%

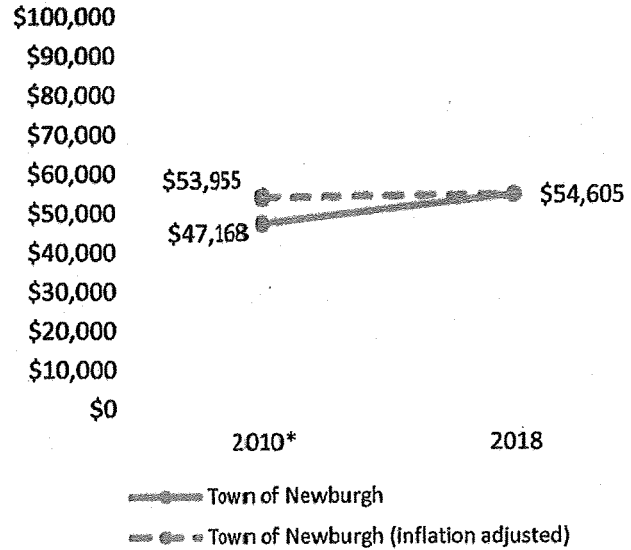
Source: 2018 American Community Survey (US Census Bureau)

*Includes vacant units that are for sale, for rent, and for seasonal / recreational use

**Change in Median Gross Rent
RENTERS**

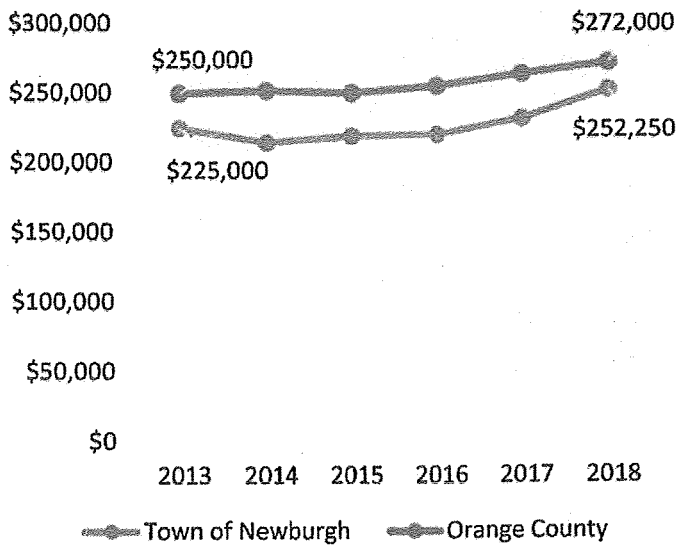


**Change in Median Household
Income RENTERS**

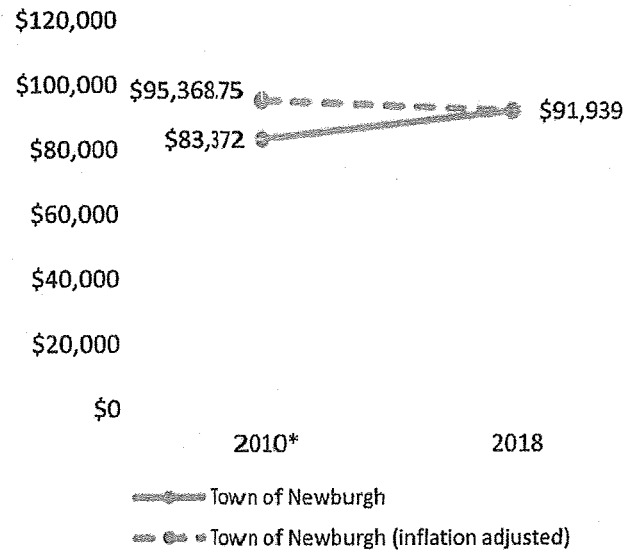


Source: 2010 Decennial Census & 2018 American Community Survey (US Census Bureau)
*2010 median rent is inflation adjusted to 2018 dollars

Median Single Family Home Price



**Change in Median Household
Income OWNERS**



Source: (left chart) Office of Real Property Tax
(right chart) 2010 Decennial Census & 2018 American Community Survey (US Census Bureau)

Employment and Wages

	# of residents employed in Industry	% of employed residents	Average Industry wage: Orange County
Agriculture, forestry, fishing and hunting	98	0.6%	\$34,284
Mining, quarrying, and oil and gas extraction	8	0.1%	\$85,013
Construction	951	6.0%	\$59,646
Manufacturing	940	6.0%	\$56,545
Wholesale trade	602	3.8%	\$57,005
Retail trade	1,836	11.6%	\$31,749
Transportation and warehousing	1,169	7.4%	\$45,379
Utilities	191	1.2%	\$133,917
Information	548	3.5%	\$69,834
Finance and insurance	698	4.4%	\$65,880
Real estate and rental and leasing	420	2.7%	\$44,994
Professional, scientific, and technical services	804	5.1%	\$67,355
Management of companies and enterprises	14	0.1%	\$66,169
Administrative and support and waste management services	646	4.1%	\$31,879
Educational services	1,885	11.9%	\$29,669
Health care and social assistance	2,054	13.0%	\$50,199
Arts, entertainment, and recreation	333	2.1%	\$26,711
Accommodation and food services	786	5.0%	\$21,222
Other services, except public administration	645	4.1%	\$31,727
Public administration	1,154	7.3%	\$65,453
Total - All Industries	15,782	100%	\$47,823

Source: NYS Department of Labor & 2018 American Community Survey (US Census Bureau)

ORANGE COUNTY AREA MEDIA INCOME(AMI):FAMILY SIZE

% AMI	1-person	2-person	3-person	4-person	5-person	6-person
30%	\$21,500	\$24,600	\$27,650	\$30,700	\$33,200	\$35,650
50%	\$35,850	\$40,950	\$46,050	\$51,150	\$55,250	\$59,350
60%	\$43,020	\$49,140	\$55,260	\$61,380	\$66,300	\$71,220
80%	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100
100%	\$71,700	\$81,900	\$92,100	\$102,300	\$110,500	\$118,700

Source: Department of Housing and Urban Development (HUD)

Housing Need Scenarios for top Industries in Newburgh

Industry/Job title	Family of 1 1 income AMI \$58,600	Family of 2 1 income AMI \$67,600	Family of 3 1 income AMI \$75,400	Family of 4 2 incomes AMI \$83,700	Family of 5 2 incomes AMI \$90,400
	Transportation and Warehousing	Manufacturing	Public Administration	Education & Health care	Retail & Health Care
% employed population in community	7.40%	6.00%	7.30%	11.9% & 13.0%	11.6% & 13.0%
Annual average wage	\$45,379	\$56,545	\$65,453	\$29,669 & \$50,199	\$31,749 & \$50,199
% County AMI adjusted for family size	63.3%	69.0%	71.1%	78.1%	74.2%
Rent/Mortgage payment should NOT exceed	\$1,134	\$1,414	\$1,636	\$1,997	\$2,049
Can afford a home valued up to	\$122,000	\$155,000	\$182,000	\$225,000	\$232,000
Median sales price	\$362,450	\$362,450	\$362,450	\$362,450	\$362,450
Gap (what's affordable – median sale price)	-\$240,450	-\$207,450	-\$180,450	-\$137,450	-\$130,450
# of homes for sale at affordable price and % of market share	3 / 82 3.6%	4 / 82 4.9%	6 / 82 7.3%	8 / 82 12.9%	8 / 82 12.9%

Source: OneKey Multiple Listing Service search on October 15, 2020

Scenarios are based on standard underwriting with a 30 year fixed rate mortgage at 3.25% interest and 5% down payment. The tax rate is based on the NYS Office of Real Property Tax Service, which does not include special districts. The school taxes based on the average rates for all four districts in the Town. The underwriting assumes that as a household size increases from 1-person to 5-persons, the other recurring monthly debts that are used in the back end ratio also increase.

Existing market conditions for the Town of Newburgh show a median price of \$362,450 with homes on the market for an average of 68 days. There are 82 single-family homes for sale with a low of \$58,500 and a high of \$2,199,000.

Assuming a 4-person household with \$825 in other recurring monthly debt, such as car loans, personal loans, student debt, and other unsecured loans, would need to earn \$126,000 a year in order to purchase the median priced home of in the community. This represents 123% of the Area Median Income for Orange County. The median income in the Town of Newburgh is \$87,602, which can purchase a home valued at \$249,000. There are 11, single-family home out of 82 active listings below \$249,000.

PORTRAITS OF HOUSING NEED

Family of One



Transportation and Warehousing: \$45,379

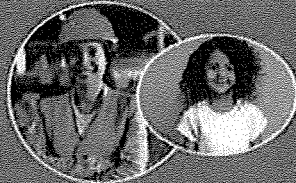
Makes up 7.4% of employed population in the Town of Newburgh

63.3% of AMI

Rent should not exceed \$1,134/month

Can afford a home valued up to \$122,000

Family of Two



Manufacturing: \$56,545

Makes up 6.0% of employed population in the Town of Newburgh

69.0% of AMI

Rent should not exceed \$1,414/month

Can afford a home valued up to \$155,000

Family of Three



Public Administration: \$65,453

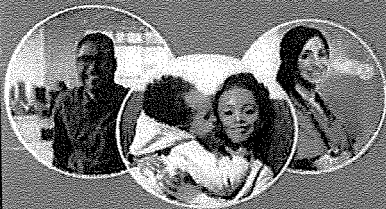
Makes up 7.3% of employed population in the Town of Newburgh

71.1% of AMI

Rent should not exceed \$1,636/month

Can afford a home valued up to \$182,000

Family of Four



Education: \$31,749
Health care: \$50,199

Makes up 11.6% and 13.0% of employed population in the Town of Newburgh

78.1% of AMI

Rent should not exceed \$1,997/month

Can afford a home valued up to \$225,000

Family of Five



Retail: \$31,749
Health care: \$50,199

Makes up 11.6% and 13.0% of employed population in the Town of Newburgh

74.2% of AMI

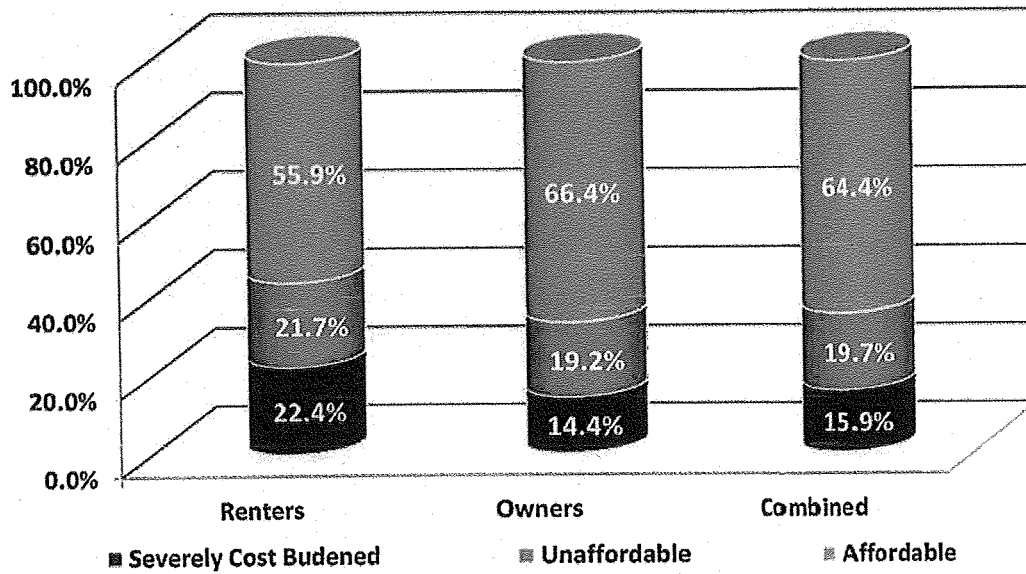
Rent should not exceed \$2,049/month

Can afford a home valued up to \$232,000

HOUSING COST BURDEN DETAILS

AFFORDABILITY: ALL INCOME LEVELS

	Affordable	Unaffordable	Severe	Total
RENTERS	1,150	445	460	2,055
as a % of the total number	55.9%	21.7%	22.4%	100%
OWNERS	5,880	1,700	1,275	8,855
as a % of the total number	66.4%	19.2%	14.4%	100%
COMBINED RENTERS AND OWNERS	7,030	2,145	1,735	10,910
as a % of the total number	64.4%	19.7%	15.9%	100%



Renters

22.4% Severely Cost Burdened

44.1% Living in Severely Cost Burdened and Unaffordable Housing

Owners

14.4% Severely Cost Burdened

33.6% Living in Severely Cost Burdened and Unaffordable Housing

Renters and Owners

15.9% Severely Cost Burdened

35.6% Living in Severely Cost Burdened and Unaffordable Housing

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)

HOUSING COST BURDEN SUMMARY

RENTERS AND OWNERS: NUMBER AND PERCENTAGE BY AFFORDABILITY LEVEL

HOUSEHOLD INCOME	# Owner	% Owner	# Renter	% Renter	Total
<= 30% HAMFI	615	63.1%	360	36.9%	975
>30% to <=50% HAMFI	685	67.5%	330	32.5%	1,015
>50% to <=80% HAMFI	1,445	78.5%	395	21.5%	1,840
>80% to <=100% HAMFI	770	81.9%	170	18.1%	940
>100% HAMFI	5,340	87.0%	800	13.0%	6,140
Total	8,855	81.2%	2,055	18.8%	10,910

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)

RENTERS ONLY: NUMBER OF RENTERS BY AFFORDABILITY LEVEL

HOUSEHOLD INCOME	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
<= 30% HAMFI	70	55	235	360	65.3%
>30% to <=50% HAMFI	30	140	160	330	48.5%
>50% to <=80% HAMFI	175	155	65	395	16.5%
>80% to <=100% HAMFI	95	75	0	170	0.0%
>100% HAMFI	780	20	0	800	0.0%
Total	1,150	445	460	2,055	22.4%

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)

395 Renter Households =< 50% HAMFI Severely Cost Burdened

590 Renter Households =< 50% HAMFI pay over 30% toward rent

OWNERS ONLY: NUMBER OF OWNERS BY AFFORDABILITY LEVEL

HOUSEHOLD INCOME	Affordable < 30%	Unaffordable 30% to 50%	Severe > 50%	Total	% Severely Cost Burden
<= 30% HAMFI	40	95	480	615	78.0%
>30% to <=50% HAMFI	100	240	345	685	50.4%
>50% to <=80% HAMFI	585	575	285	1,445	19.7%
>80% to <=100% HAMFI	460	190	120	770	15.6%
>100% HAMFI	4,695	600	45	5,340	0.8%
Total	5,880	1,700	1,275	8,855	14.4%

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)

825 Owner Households =< 50% HAMFI Severely Cost Burdened

1,160 Owner Households =< 50% HAMFI pay over 30% toward owning a home

HOUSEHOLDS WITH SEVERE HOUSING PROBLEMS

	Renters		Owners		Renters and Owners	
	# of Renter households	% of Renter households	# of Owner households	% of Owner households	# of households	% of households
Incomplete plumbing or kitchen facilities	0	0%	10	0.1%	10	0.1%
Severely overcrowded	10	0.5%	10	0.1%	20	0.2%
Severely cost burdened	460	22%	1,275	14%	1,735	16%

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)

HOUSEHOLDS WITH AT LEAST ONE SEVERE HOUSING PROBLEM – BY INCOME RANGE

HOUSEHOLD INCOME	Renter households		Owner households		Renter and Owner households	
	# of households	% of households	# of households	% of households	# of households	% of households
	460	22%	1,295	15%	1,755	16%
<= 30% HAMFI	235		480		715	
>30% to <=50% HAMFI	150		345		495	
>50% to <=80% HAMFI	75		285		360	
>80% to <=100% HAMFI	0		120		120	
>100% HAMFI	0		65		65	

Source: Comprehensive Housing Affordability Strategy 2013-17 (HUD)



TOWN OF NEWBURGH JUSTICE COURT
311 ROUTE 32
NEWBURGH, NEW YORK 12550

12

TELEPHONE (845) 564-7161
FACSIMILE (845) 564-7171

HON. RICHARD CLARINO
TOWN JUSTICE

ABIGAIL PUNTAR
COURT CLERK TO TOWN JUSTICE

January 13, 2021

Hon. Gil Piaquadio
Supervisor, Town of Newburgh
1419 Router 300
Newburgh, NY 12660

Re: Removal of Obsolete Equipment

Dear Mr. Piaquadio:

As you know we are cleaning and organizing the court's storage space on the second floor of the Public Service Building.

Attached is a list of obsolete equipment which has been placed on two storage shelves (see enclosed photo) and marked for removal by you or your designated representative.

Please note that there may be additional equipment marked for removal in the future but we request that the above property be removed as soon as possible.

Please feel free to contact me if you have any questions or need to discuss this matter further.

Thank you for your usual cooperation and courtesies.

Very truly yours


RICHARD CLARINO

TOWN COURT EQUIPMENT TO BE DISCARDED

List Sorted by Item

Bill Counter RS 3100	TN 16392
Computer Alos	No Label
Computer Dell Optiplex 750	TN 16466
Computer Server Corsair	No Label
FAX Brother 2820	TN 10185
FAX Cannon	No Label
FAX/Scan Brother MFC8220	TN 15349
FAX Sharp UX8750	No Label
Keyboards (x4)	No Label
Mail Machine: Pitney Bowes (x2)	No Label
Monitor Dell	TN 15429
Monitor Dell	No Label
Monitor Dell	No Label
Monitor Dell	TN 15240
Monitor Dell	No Label
Printer H P3005	No Label
Printer HP 1020	TN 15425
Printer HP 1020	TN 15379
Printer HP 4250	No Label
Printer HP 5440	TN 15252
Printer HP PSC 2175	TN 15248
Printer Martin Yale P 7200	No Label
Television: Sanyo	TN 10469
Typewriter IBM	TN 15385
Typewriter Royal 5035C	TN 11691

List Sorted by Town of Newburgh Inventory

Computer Alos	No Label
Computer Server Corsair	No Label
FAX Cannon	No Label
FAX Sharp UX8750	No Label
Keyboards (x4)	No Label
Mail Machine: Pitney Bowes (x2)	No Label
Monitor Dell	No Label
Monitor Dell	No Label
Monitor Dell	No Label
Printer HP 4250	No Label
Printer H P3005	No Label
Printer Martin Yale P 7200	No Label
FAX Brother 2820	TN 10185
Television: Sanyo	TN 10469
Typewriter Royal 5035C	TN 11691
Monitor Dell	TN 15240
Printer HP PSC 2175	TN 15248
Printer HP 5440	TN 15252
FAX/Scan Brother MFC8220	TN 15349
Printer HP 1020	TN 15379
Typewriter IBM	TN 15385
Printer HP 1020	TN 15425
Monitor Dell	TN 15429
Bill Counter RS 3100	TN 16392
Computer Dell Optiplex 750	TN 16466






TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

PERSONNEL DEPT.

PH: 845-566-7785
Fax: 845-564-2170

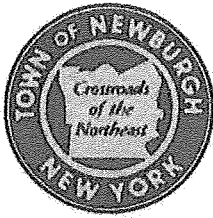
To: Supervisor Piaquadio ✓
Town Board

From: Charlene M Black, Personnel 

Date: January 20, 2021

Re: Full Time Custodial Worker

Please find attached a letter and employee request form from Anthony LoBiondo, Liaison to Building and Grounds, recommending to hire Gilbert Piaquadio, Jr as a full-time custodial worker for Building and Grounds Department. Gilbert is currently a P/T as a laborer in the Recreation Department. Pending your approval, the anticipated start date will be on or after February 1st, 2021. Mr. Piaquadio will need to complete all necessary Full-Time paperwork. The starting salary is \$18.1633 per hour. Thank you in advance.



TOWN OF NEWBURGH

1496 Route 300, Newburgh, New York 12550

TOWN BOARD

845-564-4552
Fax: 845-566-1432

To: Town Board Members, Charlene M. Black

From: Councilman Anthony LoBiondo

Date: January 15, 2021

Re: Full time Custodial Worker interviews

As liaison to Building and Grounds, I conducted five interviews for the full time custodial worker position on January 13, 2021. Charlene Black was present and assisted with the interviews.

Of the candidates interviewed, I believe Gilbert Piaquadio, Jr. is the most qualified.

TOWN OF NEWBURGH

EMPLOYMENT REQUEST FORM

To: Personnel Department

NAME OF CANDIDATE: Gilbert Paquadio, Jr.

DEPARTMENT: Building + Grounds

TITLE OF POSITION: Custodial Worker

FULL TIME OR PART TIME: F/T

HOURLY RATE: \$ 18.1633 per CSEA contract

IS POSITION FUNDED IN CURRENT BUDGET: YES OR NO

FUND APPROPRIATION NUMBER: 1626.0100

PROPOSED HIRE DATE: 2/01/2021

NOTE: CANDIDATE CANNOT BEGIN WORK WITHOUT FINGERPRINTS, PRE-EMPLOYMENT PHYSICAL, DRUG/ALCOHOL TESTING AND COMPLETION OF ALL REQUIRED PAPERWORK.

Cherise M. Black for Anthony Robiano
DEPARTMENT HEAD SIGNATURE

1/20/2021
DATE

ORIGINAL APPLICATION SHOULD BE ON FILE IN THE PERSONNEL DEPARTMENT



TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

14A

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Joseph Pedi, Town Clerk

FROM: Jim Presutti, Commissioner

DATE: January 8, 2021

RE: 2021 Chadwick Lake Park Grounds Maintenance

The Recreation Department is requesting the Board's approval to select the vendor for the 2021 Grounds Maintenance services at Chadwick Lake Park property based on the quotes received in 2020 (copy attached).

At this time we are asking that Lynn Warren Landscaping be approved for 2021 as they represent the lowest bid for the Chadwick Lake Park property.

Thank you for your consideration.

Regards,

Jim Presutti
Commissioner



TOWN OF NEWBURGH RECREATION DEPARTMENT

311 ROUTE 32, NEWBURGH, NY 12550

14B

Jim Presutti

Commissioner of Parks, Recreation & Conservation

845-564-7815

FAX: 845-564-7827

TO: Gil Piaquadio, Supervisor
Town Board Members

CC: Joseph Pedi, Town Clerk

FROM: Jim Presutti, Commissioner

DATE: January 8, 2021

RE: Community Day Fireworks Sealed Bid Request

The Recreation Department is requesting the Town Board to establish a sealed bid for the 2021 Community Day fireworks display. A copy of the bid package is attached.

Regards,

Jim Presutti
Commissioner

**TOWN OF NEWBURGH
NOTICE TO BIDDERS
COMMUNITY DAY FIREWORKS DISPLAY
JULY 2, 2021**

The Town of Newburgh, NY, invites bids from qualified vendors to furnish all materials and labor for a fireworks display to be held at 9:30 p.m. on July 2, 2021 (Rain date to be determined at the option of the Town) at Cronomer Hill Park, Powder Mill Road, Newburgh, New York. This bid solicitation additionally includes provision for the submission of bids and options at the Town's election to award contract extensions for the fireworks displays in 2022 and 2023.

Bids must be submitted no later than **10 a.m., prevailing time on** _____ **2021** to the **Town Clerk** at 1496 Route 300, Newburgh, New York 12550, in sealed envelopes clearly marked "**Proposal for Community Day Fireworks**". Complete specifications are available to interested bidders between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday at the Town Clerk's office.

Proposals must be signed by an authorized representative and address the items specified in the package.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF NEWBURGH**

JOSEPH P. PEDI, TOWN CLERK

DATED:

**TOWN OF NEWBURGH
SPECIFICATIONS FOR
COMMUNITY DAY FIREWORKS DISPLAY**

INSTRUCTION FOR RESPONDING TO THIS BID

1. Vendors interested in bidding on the referenced items should read the entire document. The vendor must complete all sections of this document including Forms A, B, C and D and sign where indicated. Your signature identifies your acceptance of all terms and conditions herein.

2. All vendors must fill in the prices being requested in the places and formats indicated. All blank spaces in said bid shall be filled in and no changes shall be made in the phraseology, or in the items, terms and conditions contained therein.

3. Completed bids should be sent to the following address: **Town Clerk**, 1496 Route 300, Newburgh, New York 12550

4. Please indicate “**Proposal for Community Day Fireworks Display**” on the outside of your submitted sealed bid.

5. Firms qualified and certified as Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) are encouraged to submit bids.

Further Instructions, Terms and Conditions, Community Day Fireworks Display

1. Each bid must be in a separate sealed envelope, clearly labeled with "Proposal for Community Day Fireworks Display" and addressed to the **Town Clerk**, Town Hall, 1496 Route 300, Newburgh, New York 12550. All bids must be properly signed and received by the time and date specified in order to be valid.
2. Awards will be made, if at all, to the "lowest responsible bidder" meeting the specifications. The Town reserves the right to reject any and all bids or portion thereof, or any bids that are vague, incomplete or indefinite.
3. The submission of the bid proposal shall constitute an irrevocable offer, which shall remain in full force and effect until the bid proposals received by the Town are either accepted or rejected.
4. Bidders are advised to become familiar with all conditions, instructions and specifications governing this bid. Once the award has been made, failure to have read all the conditions, instructions and specifications shall not be cause to alter the original bid. All bids must be priced as specified in the bid specifications or on the bid form submitted, and must be signed and dated. No exceptions will be allowed with regard to errors made in the computation of a bid. Purchases by the Town of Newburgh are not subject to any federal, state or local taxes. Do not include any of these taxes when bidding or invoicing. Exemption certificates will be furnished upon request.
5. Any deviation from specifications shall be clearly stated and fully explained by accompanying specification sheets with submitted bid. Unless qualified by the provision NO SUBSTITUTE, the use of the name of a manufacturer, brand, make or catalog designation in specifying an item does not restrict Bidders to the manufacturer, brand, make or catalog designation identification. This is used simply to indicate the character, quality and/or performance equivalence of the commodity desired, but the commodity on which bids are submitted must be of such character, quality and/or performance equivalence that it will serve the purpose for which it is to be used equally as well as that specified. In submitting bids on a commodity other than as specified, Bidder shall furnish complete data and identification with respect to the alternate commodity he/she proposes to furnish. The Town reserves the right to make final determination of equivalency. Consideration will be given to bids submitted on alternate commodities to the extent that such action is deemed to serve best the interests of the Town. If the Bidder does not indicate that the commodity he proposed to furnish is other than specified, it will be construed to mean that the Bidder proposes to furnish the exact commodity described.
6. By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto as to its own organization, under penalty of perjury, that to the best of its knowledge and belief:

- A. The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor; and
- B. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder prior to the opening, directly or indirectly, to any other bidder or to any competitor; and
- C. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

The bidder further certifies that this bid is made without any connection with any other person making a bid for the same purpose, and is in all respects fair and without collusion or fraud, and that no elected official or other officer or employee or person whose salary is payable in whole or in part from the Town treasury is directly or indirectly interested therein, or in supplies materials and equipment to which it relates, or in any portion of the profits thereof.

7. The prices quoted herein, if accepted, will be considered guaranteed, unadjustable prices for the terms stated herein, unless otherwise so identified in other sections of this bid request

8. This bid agreement shall override any previous agreements for this item (s), except as otherwise provided herein.

9. The Town of Newburgh reserves the right to reject any and all bids if deemed in the best interest of the Town to do so. The Town shall have the authority to award orders, contracts, or services to the bidder(s) best meeting the specifications and conditions as judged solely by the Town.

10. All services shall be performed as described in this bid and shall comply in all respects with applicable Federal, State, County, and Town Statutes and Codes.

11. The Town Board shall determine whether bid exceptions are minor in nature or represent a serious departure from the purpose and intent of the specifications and whether or not the best interests of the Town will be promoted by waiving original requirements and accepting exceptions.

12. The Town of Newburgh assumes no responsibility and no liability for costs incurred by bidders prior to the issuance of an agreement, contract or purchase order.

13. Bidders who submit a Bid(s) in response to this bid may be required to give an oral presentation of their Bid(s). The purpose of such presentation is to provide an opportunity for the bidder to clarify or elaborate on their bid.

14. It is mutually understood and agreed that the successful bidder shall not assign, transfer, convey, subcontract or otherwise dispose of its contract or its right, title or interest therein, or its power to execute such contract, to any other person, firm or corporation, without the previous written consent of The Town of Newburgh. Failure to comply with this requirement will result in the cancellation of the contract

15. To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Town of Newburgh, its agents, representatives, officers, directors, officials, and employees from and against all claims, damages, losses and expenses, including, but not limited to, attorney fees, court costs, expert witness fees, and the cost of appellate proceedings, relating to, arising out of, or alleged to have resulted from the acts, errors, omissions or mistakes relating to the performance of this Contract. The Contractor's duty to defend, indemnify and hold harmless the Town, its agents, representatives, officers, directors, officials, and employees shall arise in connection with any claim, damage, loss or expense that is attributable to bodily injury, sickness, disease, death, or injury to, impairment, or destruction of property, including loss of use resulting therefrom, caused by any acts, errors, omissions or mistakes in the performance of this Contract including any person for whose acts, errors, omissions or mistakes the Contractor may be legally liable. The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph

16. The agreement arrived at from this solicitation shall be construed under the laws of the State of New York. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of this contract shall be brought in the Supreme Court of the State of New York, Orange County. The Town requires contractors which are not incorporated in the State of New York to produce a Certificate to Do Business in the State of New York from the New York Secretary of State prior to executing their contract with the Town. Awarded Bidder shall provide said certificate required.

17. Any violation of the terms, conditions, requirements and/or non-performance of the contract shall result in immediate cancellation. The bid award may be immediately cancelled upon written notice for cause, including, but not limited to, the following:

- (A) Failure to provide personnel or equipment to the Town's satisfaction or failure in any other way to perform or provide service within the terms of contract;
- (B) Failure of the equipment or service to meet specifications;
- (C) Misrepresentation by the vendor;
- (D) Fraud, collusion, conspiracy, or other unlawful means of obtaining any contract with the Town;
- (E) Conflict of contract provisions with constitutional or statutory provisions of the laws of the State of New York or federal law; and
- (F) Any other breach of contract.

18. The Town of Newburgh reserves the right without cause or penalty, to terminate the contract award at any time upon thirty (30) days written notice, when it has been determined to be in the best interest of the Town. Cancellation does not release the Vendor from its obligation to provide goods or services per the terms of the contract during the notification period.

19. Bidders are responsible for submission of accurate, adequate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection. (Bids must be provided for all services; a blank space will denote a “zero” bid.) The Town reserves the right to delete any part of the services quoted at its discretion.

20. Bids are solicited only from competent, experienced and financially qualified vendors who meet all the qualifications and or specifications of this bid document as determined solely by the Town of Newburgh. Please complete the qualification and requirement questions as provided for herein. Respondents are responsible for submission of accurate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

21. The handling and detonation of all explosives or pyrotechnics shall be accomplished by the Contractor or its employees in accordance with the National Fire Code published in NFPA 1123-2000 Standard for Public Display of Fireworks, current edition, or such other standards as are applicable by law. The fireworks should be stored and transported according to the requirements of the National Fire Code published in the NFPA 1124-1998, Code for Storage of Fireworks, Manufacture and Transportation, current edition, prior to reaching the display site, or as otherwise required by law. At no time should fireworks be left unattended on site.

22. Option to Extend. Bidders are required to submit bids for the Community Day fireworks displays for 2021, 2022 and 2023. 2022 and 2023 are extension years, which are optional at the election of the Town. The contract will be awarded to the lowest responsible bidder for the 2021 event. The Town may elect to extend the contract for 2022 and then for 2023, but only if the Contractor for 2021 was also the low bidder in this submission for 2022 and again only if it was the low bidder for 2023. The Town will notify the Contractor in writing on or before March 1 of each year (2022 and 2023) of its election to renew the contract for that year at the stated bid price for that year. The Contractor shall deliver to the Town a new, original certificate of insurance, naming the Town of Newburgh, New York and Orange County, New York as Additional Insureds for the period of the event, in at least the minimum amounts specified below, and Form B, Page 2, listing any changes in the Contractor’s information, within fourteen (14) days of the date of the Town’s notice of election to extend or the Town shall have the right to terminate the extended contract and rebid that year and the subsequent year.

COMMUNITY DAY FIREWORKS DISPLAY SPECIFICATIONS

General:

1. The Contractor shall furnish all materials and labor for a fireworks display to be held at 9:30 p.m. on July 2, 2021 at Cronomer Hill Park, Powder Mill Road, Newburgh, New York or in the event of rain, on a rain date at the option of the Town. If the Town elects to extend the contract for 2022, the Contractor shall furnish all materials and labor for a fireworks display to be held on an agreed upon date in 2022 at Cronomer Hill Park, Powder Mill Road, Newburgh, New York or in the event of rain, on a rain date at the option of the Town. If the Town elects to extend the contract for 2023, the Contractor shall furnish all materials and labor for a fireworks display to be held on an agreed upon date in 2023 at Cronomer Hill Park, Powder Mill Road, Newburgh, New York or in the event of rain, on a rain date at the option of the Town. (Or for each of the rain dates for 2021, 2022 and 2023, the next day that weather permits. There shall be no additional charge for rescheduling to the rain date.)
2. The Contractor must carry all insurance as set forth in the requirements below. Original certificate, naming the Town of Newburgh, New York and Orange County, New York as Additional Insureds must be presented by the successful Contractor at the time of contract signing.
3. Contractors are encouraged to visit Cronomer Hill Park, Powder Mill Road, Newburgh, NY and familiarize themselves with the project, ground conditions, planned firing area and electrical access. Site visits may be arranged with Jim Presutti, Commissioner of Parks, Recreation and Conservation, (845) 564-7815.
4. The Contractor shall not award any work to any subcontractor without prior written approval of the Town of Newburgh.
5. All work must be done in a workmanlike manner by qualified personnel having adequate experience in this type of work.
6. Any work not completed in accordance with these specifications or of inferior quality must be corrected in a satisfactory manner at the Contractor's expense.
7. All work must be scheduled and approved in coordination with the Commissioner of Parks, Recreation and Conservation or his designee to avoid conflicts. The fireworks display must take place on July 2, 2021. (Rain date to be determined at the option of the Town. There shall be no additional charge for rescheduling to the rain date.) If the Town elects to extend the contract for 2022, the date to be determined at the option of the Town. (Rain date to be determined at the option of the Town or the next day that weather permits. There shall be no additional charge for rescheduling to the rain date.) If the Town elects to extend the contract for 2023, the date to be determined at the option of the Town. (Rain date to be determined at the

option of the Town or the next day that weather permits. There shall be no additional charge for rescheduling to the rain date.)

8. If the Contractor claims that any instructions given him involve extra cost, he shall, within five (5) days after receipt of such instructions and before proceeding to execute the work, submit his protest thereto in writing to the Commissioner of Parks, Recreation and Conservation, stating clearly and in detail the basis of his objection. No such claim shall be valid unless so made.

9. The Town reserves the right to re-schedule the display due to poor weather conditions at no additional fee or charge by the Contractor.

10. The Town reserves the right to cancel the fireworks display at no fee or charge by the Contractor by given written notice no later than thirty (30) days prior to the scheduled date of the event or re-scheduled date.

11. The successful bidder must comply with New York State Labor Laws.

12. All bidders shall be required to execute and submit a non-collusion statement with their bids in accordance with New York State law.

13. All terms, conditions and requirements as set forth in this request for quotation must be satisfied as of the date of bid submission. Bid responses will only be accepted from competent, experienced and financially qualified contractors according to the qualification requirements as listed herein and successful fulfillment of said requirements as determined by the Town of Newburgh.

14. The bidder must demonstrate that the bidder has had acceptable prior experience in providing fireworks display contracts. This qualification may be satisfied by listing municipalities to which your company has provided displays to, contact person, and telephone number for each year from 2021 to 2023.

Specifics:

1. The Contractor will provide a display following the fireworks specifications set forth in Exhibit "A."

2. The fireworks display shall be timed to extend for a minimum period of twenty-five (25) minutes from opening to conclusion of the finale and shall be appropriately choreographed to include an opening, main event and finale with the quantities and sizes specified in Exhibit "A" in each stage and without prolonged pauses.

3. The contractor shall provide a variety of shell effects such as peony, chrysanthemum, dahlia, willow, comet, palm, diadem, kamuro, brocade, crossette, spider, horsetail, time rain, fish, bees, draw outs, shell of shells, parachute, red wave, blue waves with silver foam, cluster stars, donut, four break shell, heart in a ring, chandelier, strobe shells, star pattern, shimmering mag, crackling flowers, tourbillions, golden rain, flower spray and cascade. The listing is not all-inclusive and the Contractor should provide the shells in combinations that provide the best artistic visual effect and entertainment value at the lowest price. There should be a mix of low level and high level aerial displays throughout the program.

4. The Contractor may fire up to ten (10) salutes periodically during the day and early evening to help its operators determine wind direction. Those firings shall be in addition to the fireworks display set forth in Exhibit "A" and shall not diminish the total number of shells required for the display.
5. It shall be the responsibility of the bidder to be acquainted with the ground conditions at the Cronomer Hill Park site used for the display. In the event of poor ground conditions, access to shoot area will be limited at the direction of the Commissioner of Parks, Recreation and Conservation.
6. The Contractor must provide, erect and maintain all necessary barricades and signs and take all necessary precautions for the protection of the site and safety of the public at all times during the project.
7. After construction of the pyrotechnic displays has begun, the Contractor should be present at all times and insure that the displays are protected from inclement weather before the program
8. It shall be the responsibility of the Contractor to follow all applicable governmental regulations regarding the sale, use, transportation and storage of fireworks and special effects.
9. The Contractor shall provide a notarized statement attesting to superintendence of the event by a trained pyro-technician on the work site at all times during the night of the fireworks display.
10. The Contractor shall provide sufficient personnel at the fireworks discharge site in order to ensure a safe public display.
11. The Contractor must have performed approved displays in the State of New York in each of the previous three (3) years. References from locations must be included with the bid.
12. The successful bidder/Contractor shall supply and maintain insurance which defends, indemnifies and holds harmless the Town of Newburgh, its officers, employees and agents from and against any and all liability, damage claims, demands, costs, judgments, fees, attorney's fees or loss arising directly out of acts or omissions hereunder by the Contractor or third party under the direction or control of the Contractor. The successful bidder/Contractor must furnish the Town with Certificate of Insurance and a copy of additional insured endorsement concurrent with the execution of a contract with the Town, evidencing such coverage and, at Town's request, furnish the Town with copies of all insurance policies and with evidence of payment of premiums or fees of such policies.

The required coverage shall not be less than the following:

Workers Compensation
Statutory Requirements

NY State Disability
Statutory Requirements

General Liability

\$3,000,000 combined single limit per occurrence for
bodily injury, personal injury and property damage

Automobile Liability

\$1,000,000 combined single limit per accident for
bodily injury and property damage.

**INSURANCE CERTIFICATES SHALL NAME THE TOWN OF
NEWBURGH, NEW YORK AND COUNTY OF ORANGE, NEW YORK,
211 STATE ROUTE 416, MONTGOMERY, NY 12549 AS
ADDITIONAL INSURED PARTIES AND SHALL STATE THAT ALL
COVERAGE SHALL BE PRIMARY TO ANY OTHER INSURANCE
COVERAGE HELD BY THE ADDITIONAL INSUREDS**

13. Following the display, the firing crew shall conduct an inspection of the fallout area for the purpose of locating any unexploded aerial shells or live components

14. The Contractor shall be responsible for restoration of grounds damages due to set-up or clean-up of any portion of the work of the Contract

15. Forms A, B, C and D must be fully completed and executed in order for the bid to be considered as complete.

EXHIBIT A
PROPOSED MINUM SHELL QUANITY SUMMARY

Fireworks Display:

<u>Opening Bouquet</u>	<u>Quantity</u>
Two and half inch shells	125
Three inch shells	125
Four inch shells	40
Five inch shells	30
Six inch shells	30
<u>Main Event</u>	
Two and half inch shells	250
Three inch shells	225
Four inch shells	145
Five inch shells	90
Six inch shells	60
<u>Grande Finale</u>	
Two and half inch shells	250
Three inch shells	250
Four inch shells	80
Five inch shells	75
Six inch shells	45

Shells shall include a variety of effects and colors.

FORM A
BID FOR TOWN OF NEWBURGH, NY COMMUNITY DAY
FIREWORKS DISPLAY
JULY 2, 2021
(with Town options for 2022 and 2023)

Please quote a price for services as specified herein for each of the three years as follows:

2021 Price: _____

2022 Price: _____ (at the option of the Town)

2023 Price: _____ (at the option of the Town)

As an authorized representative of the identified company, I accept all the terms and conditions identified in Bid Specifications for Town of Newburgh Community Day Fireworks Display and certify that the Bidder will furnish, at the price herein quoted, the materials, equipment and/or services as proposed on this bid.

Company Name and Address:

By: _____, an authorized representative
Signature

Dated: _____, 2021

Print Name & Title

Email Address: _____

Phone Number: _____

Fax Number: _____

FORM B
STATEMENT OF EXPERIENCE
AND GENERAL INFORMATION

Please complete the following qualification and requirement questions as provided for herein. Bidders are responsible for submission of accurate and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the bidder and shall be grounds for bid rejection.

A) Experience: The bidder must demonstrate that the bidder has had acceptable prior experience in providing fireworks display contracts in New York State. This qualification may be satisfied by listing **municipalities** to which your company has provided displays to, contact person, and telephone number for each year from 2017 to 2020.

2020:

Customer: _____
Contact Person: _____
Phone # _____

2019:

Customer: _____
Contact Person: _____
Phone # _____

2018:

Customer: _____
Contact Person: _____
Phone # _____

2017:

Customer: _____
Contact Person: _____
Phone #: _____

B. General Background Information:

Bidder's Main Office: _____

Manager's Name (Contact): _____

Firm's Legal Name: _____

Street Address (Box Numbers): _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

e-mail address: _____

Name of assigned site supervisor: _____

Telephone number: _____

e-mail address: _____

FORM C
NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid proposal, the bidder certifies that it is complying with Section 103-d of the General Municipal Law as follows:

Statement of non-collusion in bids and proposals to political subdivision of the state. Every bid or proposal hereafter made to a political subdivision of the state or any public department, agency or official thereof where competitive bidding is required by statute, rule, regulation, or local law, for work or services performed or to be performed or goods sold or to be sold, shall contain the following statement subscribed by the bidder and affirmed by such bidder as true under the penalties of perjury:

Non-collusive bidding certification.

"(a) By subdivision of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best knowledge and belief:

(1) The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor;

(2) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

(3) No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition."

(b) A bid shall not be considered for award nor shall any award be made where (a) (1) (2) and (3) above have not been complied with; provided, however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefore. Where (a) (1) (2) and (3) above have not been complied with, the bid shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the bid is made, or his designee,

determines that such disclosure was not made for the purpose of restricting competition. The fact that a bidder (a) has published price lists, rates, or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publication of new or revised price lists for such items, or (c) has sold the same items to other customers at the same prices being bid, does not constitute, without more, a disclosure within the meaning of subparagraph one (a).

Any bid hereafter made to any political subdivision of the state or any public department, agency or official thereof by a corporate bidder for work or services performed or to be performed or goods sold or to be sold, where competitive bidding is required by statute, rule, regulation, or local law, and where such bid contains the certification referred to in subdivision one of the section, shall be deemed to have been authorized by the board of directors of the bidder, and such authorization shall be deemed to include the signing and submission of the bid and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

Bidder Name and Address: _____

Signature (Authorized): BY: _____

Title: _____

Date: _____

FORM D
CERTIFICATE OF COMPLIANCE
WITH GENERAL MUNICIPAL LAW
SECTIONS 103-a AND 103-b
GROUND FOR CANCELLATION OF CONTRACT BY
MUNICIPAL CORPORATIONS

Upon the refusal of a person, when called before a grand jury to testify concerning any transaction or contract had with the State, and political subdivision thereof, a public authority or with any public department, agency or official of the State or of any political subdivision thereof or of a public authority, to sign a waiver of immunity against subsequent criminal prosecution or to answer any relevant question concerning such transaction or contract, (A) such person, and any firm, partnership or corporation, of which he is a member, partner, director or officer shall be disqualified from thereafter selling to or submitting bids to or receiving awards from or entering into any contracts with any municipal corporation or any public department, agency or official thereof for goods, work, or services, for a period of five years after such refusal, and (B) any and all contracts made with any municipal corporation or any public department, agency or official thereof, since the effective date of this law, by such person, and by any firm, partnership or corporation of which he is a member, partner, director or officer may be canceled or terminated by the municipal corporation without incurring any penalty or damages on account of such cancellation or termination, but any monies owing by the municipal corporation for goods delivered or work done prior to the cancellation or termination shall be paid. This condition shall be further subject to any other provisions or subsequent amendments to Section 103a and 103b of the General Municipal Law.

In acknowledgment of the above:

Bidder's Business Name

By: _____

Title: _____

Date: _____

FORM E
STATEMENT OF NO BID
RETURN THIS FORM ONLY IF YOU ARE SUBMITTING
A "NO BID"

It is the intent of the Town of Newburgh to afford all vendors an equal opportunity to bid on all commodities, operating supplies, equipment and/or services as listed in this specification.

In the event your firm declines to bid, kindly advise the Town Clerk to that effect by completing and returning this document.

Town of Newburgh Town Clerk,

We, the undersigned, have declined to bid on your Request for Bids for Community Day Fireworks Display *for the following reasons:*

- We do not offer this product/service*
- We are unable to supply the product/service at this time*
- We are unable to meet the specifications*
- We are unable to meet the bond requirements*
- Other:*

COMPANY NAME:

ADDRESS:

TELEPHONE #:

15A

MEMORANDUM

TO: Gil Piaquadio; Town Supervisor and Town Board Members

From: Jeff Guido; Water and Sewer Department Manager

Date: January 7, 2021

Re: Award Recommendation for 2021 Alum Sludge Disposal

On December 30, 2020 sealed bids for Alum Sludge Removal and Disposal from the Town's Water Treatment Plants were opened by the Town of Newburgh Town Clerk, based on those bids, this is my recommendation:

H.I. Stone and Son (\$0.1040 per gallon)

As the above requires Town Board action, I am requesting that this item be placed on the next available agenda for approval. If you have any questions or comments, I am available to discuss them with you.

4-Dec-20

Alum Sludge Removal and Disposal for the Chadwick Lake and Delaware Aqueduct Water Treatment Plants
 December 30, 2020 at 10:00 am

Package #	Company	Address	Comments	Name	Bid Received	Price/Gal
1	Denali Water Solution	3308 Bernice Ave; Russellville, AR 72802		Jeffrey LeBlanc	12/29/2020	\$0.19000000
2	Spectraserve	75 Jacobs Ave. Kearny, NJ 07032	emailed on 12/9/2020	Ruth Guerra	12/29/2020	\$0.14850000
3	Blue Diamond Septic LLC	857 South Albany Road; Selkirk, NY 12158	emailed on 12/7/2020	Stephanie Jasinski	12/29/2020	\$0.21208143
4	Russell Reid Co	200 Smith Street, Keasbey, NJ 08832	emailed on 12/11/2020	Devin Darr	12/28/2020	\$0.18400000
5	TAM Enterprises	114 Hartley Road, Goshen, NY 10924			12/30/2020 @8:45 am	\$0.11900000
6	H.I. Stone and Son	313 Main Street North			12/30/2020 @9:05 am	\$0.10400000
7	Miller Environmental Group	169 Stone Castle Road; Rock Tavern, NY 12575			12/30/2020 @9:30 am	\$1.40000000

MEMORANDUM

TO: Gil Piaquadio; Town Supervisor and Town Board Members

From: Jeff Guido; Water and Sewer Department Manager

Date: January 7, 2021

Re: Award Recommendation for 2021 Water Filtration Chemical Bids

On December 30, 2020 sealed bids for water treatment chemicals to be utilized at the Town's Water Treatment Plants were opened by the Town of Newburgh Town Clerk, based on those bids, these are my recommendations:

Water Treatment Chemicals:

- Item 1: Sodium Fluoride (CLFP): Slack Chemical (\$0.8430 per pound)
- Item 2: Sodium Hypochlorite (CLFP & DAT) : Slack Chemical (\$0.9940 per gallon)
- Item 3: Blended PolyOrthophosphate (CLFP): Shannon Chemical (\$1.2300 per pound)
- Item 4: Hydrofluosilicic Acid (DAT): Shannon Chemical (\$3.4370 per gallon)
- Item 5: Sodium Hydroxide (DAT): Slack Chemical (\$2.2970 per gallon)
- Item 6: Phosphoric Acid (DAT): Coyne Chemical (\$3.5607 per gallon)
- Item 7: Soda Ash (DAT): Univar (\$0.3050 per pound)
- Item 8: Sodium Bisulfite (DAT): Slack Chemical (\$2.4430 per gallon)
- Item 9: Sulfuric Acid (DAT): Coyne Chemical (\$6.1702 per gallon)
Note: Coyne Chemical was the lowest responsive bidder
- Item 10: Citric Acid (DAT): Shannon Chemical (\$4.1700 per gallon)
- Item 11: Potassium Permanganate (CLFP) United Mineral & Chemical (\$1.4900 per pound)
- Item 12: Polyaluminum Chloride (CLFP & DAT): Holland Company (\$1.9500 per gallon)
Note: Holland Company was the lowest responsive bidder
- Item 13: Liquid Sodium Permanganate (CLFP): Shannon Chemical (\$7.5800 per gallon)

As the above requires Town Board action, I am requesting that this item be placed on the next available agenda for approval. If you have any questions or comments, I am available to discuss them with you.

December 4, 2020

2021 Water Treatment Chemicals for the Delaware Aqueduct and Chadwick Lake Water Treatment Plants
December 30, 2020 at 10:15 pm

#	Company	Bid Received	Item 1 Sodium Fluoride (CLFP) Price/lb	Item 2 Sodium Hypochlorite (CLFP & DAT) Price/Gallon	Item 3 Blended polyorthophosphate (CLFP) Price/lb	Item 4 Hydrofluosilicic Acid (DAT) Price/Gallon	Item 5 Sodium Hydroxide (DAT) Price/Gallon	Item 6 Phosphoric Acid (DAT) Price/Gallon	Item 7 Soda Ash (DAT) Price/lb	Item 8 Sodium Bisulfite (DAT) Price/Gallon	Item 9 Sulfuric Acid (DAT) Price/Gallon	Item 10 Citric Acid (DAT) Price/Gallon	Item 11 Potassium Permanganate (CLFP) Price/lb	Item 12 Poly/Aluminum Chloride (CLFP & DAT) Price/Gallon	Item 13 Liquid Sodium Permanganate (CLFP) Price/Gallon
1	JCI Jones Chemicals	12/29/2020	no bid	\$1,4000	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid
2	Kuehne Chemical	12/29/2020	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid
3	Shannon Chemical Corp	12/22/2020	no bid	no bid	\$1,2300	\$3,4370	no bid	\$4,5700	no bid	no bid	no bid	\$4,1700	\$1,5300	no bid	\$7,5800
4	Holland Company	12/21/2020	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	\$1,9500	no bid
5	Coyne Chemical	12/22/2020	\$1,0882	\$1,6191	\$1,3989	\$3,6579	\$2,3793	\$3,5607	no bid	\$3,3521	\$6,1702	\$4,7896	\$7,7698	\$4,0821	\$8,6640
6	Prelevic	12/24/2020	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	no bid	\$3,4900	no bid	no bid
7	Stack Chemical	12/28/2020	\$0,8430	\$0,9940	\$1,2500	\$3,5980	\$2,2970	no bid	no bid	\$2,4430	\$2,4790	\$6,7490	no bid	\$1,8000	\$7,9900
8	Univar	12/28/2020	no bid	no bid	no bid	\$4,0000	no bid	no bid	\$0,3050	no bid	no bid	no bid	no bid	no bid	no bid

Recommended bids are circled

* Unable to provide 50% sulfuric acid at this price

** Unable to meet bid specific carbon requirement of pilot testing

January 18, 2021

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
Attn: Hon. George J. Meyers, Supervisor

Re: Inter-Municipal Loan of Equipment

Dear Supervisor Meyers:

I write to confirm the Town of Newburgh's agreement to lend its valve exercising/turning equipment and an operator on a temporary basis at the Town of New Windsor's request, on dates and at times to be mutually agreed upon by the heads of our respective Water Departments. The temporary loans will take place without any payment or other consideration required to be made by New Windsor, during the period commencing as of the date of your signature and ending December 24, 2021 or such earlier date as the Town of New Windsor's liability insurance coverage terminates, and subject to the Town of Newburgh being named as an additional insured on the Town of New Windsor's liability insurance policies, with respect to the use and operation of said equipment during said period.

Please indicate the Town of New Windsor's acknowledgment and agreement to the loan and insurance condition by signing and returning the enclosed counterpart of this letter.

Very truly yours,

Town of Newburgh

By: _____
Gilbert J. Piaquadio, Supervisor

Acknowledged and agreed:

Town of New Windsor

By: _____
George J. Meyers, Supervisor

Date: _____, 2021

15D



Town of Newburgh
1496 Route 300
Newburgh, NY 12550
845-564-4552

Date: 1/21/2021

Is the budget adjustment under \$5,000 ? Yes _____ No X

If yes, please give Gil a copy to sign and deliver to the Accounting Office.

If no, please have the board approve at the next available board meeting.

Reason why the budget transfer is needed New 2021 Ranger 4x4 supercab pickup truck

From: Account Number: 8340.5458
Account Description: Repairs to collection system Amount: \$10,000.00

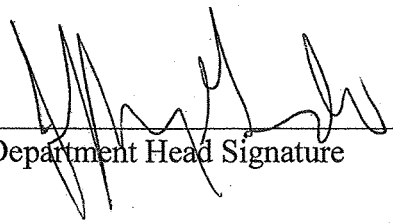
From: Account Number: 8340.5466
Account Description: Operating Supplies Amount: \$5,000.00

From: Account Number: 8340.5499
Account Description: Other Expenses Amount: \$9,000.00

From: Account Number: 8340.5481
Account Description: Utilities / Electric Amount: \$5,000.00

To: Account Number: 8340.5200
Account Description: Equipment Amount: \$29,000.00

Please note: The total of the from and to should equal



Department Head Signature

Gil Piaquadio, Town Supervisor

To: Danielle Shaughnessy - TOWN OF NEWBURGH

From: John D'Alessandro - Hempstead Ford

Detailed below is pricing for a ~~2021 RANGER 4X4 SUPERCAB PICKUP~~ as per your request. Price quoted is valid for 30 days. Please allow 180+ days lead time for delivery.

R1F RANGER 4X4 S/C

.126" WHEELBASE

YZ OXFORD WHITE

SH EBONY VINYL SEATS

101A EQUIP GROUP

XL SERIES

16" SILVER STEEL

Cruise Control

Day/Night Rearview Mirror

Perimeter Anti-Theft Alarm

Power Glass Sideview Mirrors

Remote Key Fob w/Tailgate Lock

6 Audio Speakers

SYNC® Enhanced Voice Recognition Communications and Entertainment System

911 Assist®

4.2" LCD Display in Center Stack

Applink®

Smart Charging USB Port - one (1)

99H 2.3L ECOBOOST ENGINE

44U 10-SPD AUTO TRANSMISSION

255/70R16 A/S TIRES

X73 ELECTRONIC LOCKING DIFFERENTIAL

SYNC, AM/FM 6SPK

18Y RUNNING BOARDS-BLACK

43D SLIDING REAR WINDOW

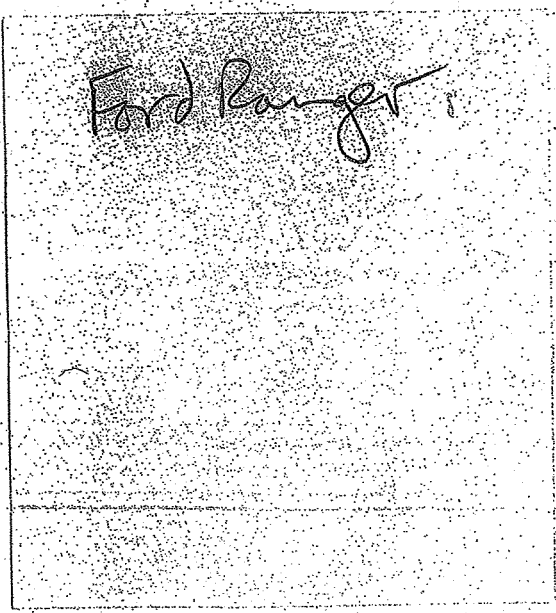
53R TRAILER TOW PKG

55K 110 AC POWER OUTLET

55U REVERSE SENSING SYSTEM

86S TOUGH BED SPRAYED IN BEDLINER

153 FRONT LICENSE PLATE BRACKET



Your Price

Equipped as shown above:	\$ 27,943.00
+ NY DOC FEE	\$ 75.00
+ NY Tire Management Fee	\$ 12.50
+ NY State Inspection Fee	\$ 10.00
+ Data Processing Fee	\$ 1.93
+ Delivery to Newburgh, NY	\$ 175.00
+ Full Tank Fuel	\$ 40.00

TOTAL: \$ 28,257.43



Town of Newburgh
1496 Route 300
Newburgh, NY 12550
845-564-4552

Date: 1/21/02021

Is the budget adjustment under \$5,000 ? Yes _____ No X

If yes, please give Gil a copy to sign and deliver to the Accounting Office.

If no, please have the board approve at the next available board meeting.

Reason why the budget transfer is needed New 2021 Ford cargo van

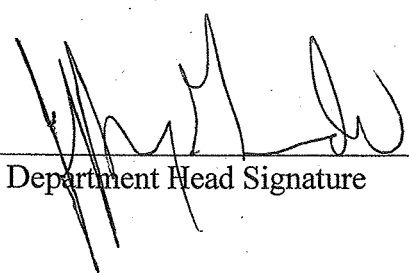
From: Account Number: 8340.5473
Account Description: Repairs to treatment plant Amount: \$6,000.00

From: Account Number: 8340.5499
Account Description: Other Expenses Amount: \$7,000.00

To: Account Number: 8340.5200
Account Description: Equipment Amount: \$13,000.00

To: Account Number: _____
Account Description: _____ Amount: _____

Please note: The total of the from and to should equal



Department Head Signature

Gil Piaquadio, Town Supervisor

January 8, 2021

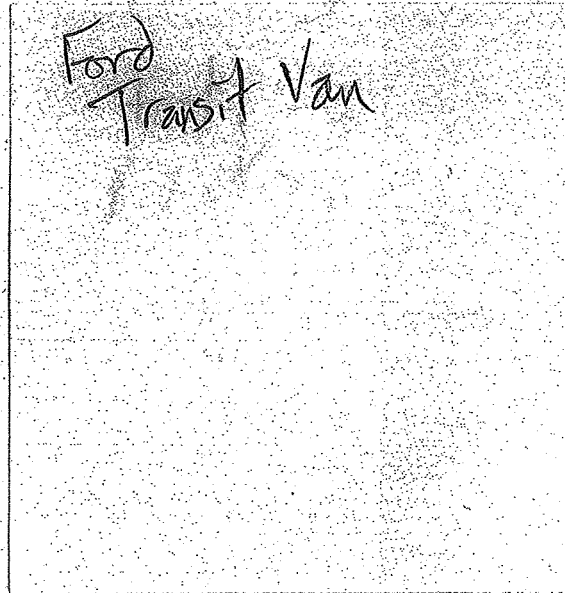
To: Danielle Shaughnessy - TOWN OF NEWBURGH

From: John D'Alessandro - Hempstead Ford

Detailed below is pricing for a 2021 Ford Transit Connect Cargo Van as per your request. Price quoted is valid for 30 days. Please allow 180+ days lead time for delivery.

S7E TRAN CON-VAN-XL Cargo Van - 180° Swing-Out Rear Cargo Doors
.121" WHEELBASE

Z2 FROZEN WHITE
SB EBONY VINYL SEATS
100A ORDER CODE
992 .2.0L ENGINE
448 .8 SPD AUTO TRANSMISSION
T55 .P215/55R16 BSW TIRES
20V 5302# GVWR
425 50 STATE EMISSION SYSTEM
51C HEAVY DUTY BATTERY
51G HEAVY DUTY ALTERNATOR
55A FIXED REAR DOOR GLASS
76R REVERSE SENSING SYSTEM
87R 2 ADDITIONAL KEY FOBS



Your Price

Equipped as shown above:	\$24,473.00
+ NY DOC FEE	\$ 75.00
+ NY Tire Management Fee	\$ 12.50
+ NY State Inspection Fee	\$ 10.00
+ Data Processing Fee	\$ 1.93
+ Delivery to Newburgh, NY	\$ 175.00
+ Full Tank Fuel	\$ 40.00

TOTAL: \$24,787.43



Town of Newburgh
1496 Route 300
Newburgh, NY 12550
845-564-4552

Date: 1/21/02021

Is the budget adjustment under \$5,000 ? Yes _____ No X

If yes, please give Gil a copy to sign and deliver to the Accounting Office.

If no, please have the board approve at the next available board meeting.

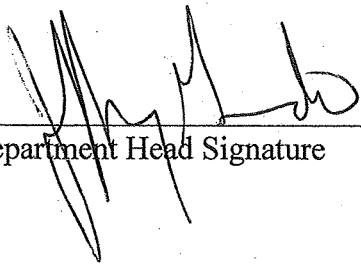
Reason why the budget transfer is needed New 2021 Ford F350 supercab pickup truck

From: Account Number: 8130.5458.501
Account Description: Repairs to collection system Amount: \$20,000.00

From: Account Number: 8130.5474.5010
Account Description: Repairs to Non-Vehicle Amount: \$18,000.00
Equipment

To: Account Number: 8130.5200.5010
Account Description: Equipment Amount: \$38,000.00

Please note: The total of the from and to should equal



Department Head Signature

Gil Piaquadio, Town Supervisor

highwaydept@townofnewburgh.org

From: johnstower@aol.com
Sent: Wednesday, January 13, 2021 1:44 PM
To: fleetmaintenance@townofnewburgh.org
Cc: highwaydept@townofnewburgh.org
Subject: Re: Town of Newburgh

January 13, 2021

To: Danielle Staughtnery - Town of Newburgh

From: John D'Alessandro - Hempstead Ford

As per your request, shown below is pricing for a 2021 Ford F350 SUPER CAB pickup.

Pricing is valid for 30 days, please allow 120+ days lead time for delivery.

F350 2021 FORD F350 4X4 SUPER CAB PICKUP

142" WHEELBASE - 8 FOOT BED

Z1 OXFORD WHITE

AS MEDIUM EARTH GRAY VINYL 450040 SEAT

8TDA PREP EQUIP PKG - XL TRIM

872 AIR CONDITIONER

AMFMMMP3CLOCK

999 6.2L EFI V8 ENGINE

445 10-SPD AUTOMATIC TRANSMISSION

18W LT245 BSW AT 17" TIRES

70E 3.73 LOCKING AXLE

90L POWER EQUIP GROUP

TRAILER TOW PKG

FRT LICENSE BKT

10M00M QYWR PKG

425 50 STATE EMISSION SYSTEM

473 SNOW PLOW PREP PKG

812 SPARE TIRE WHEEL

TELESCOPIC TRAILER TOW MIRRORS POWER

JACK

868 LIFT/ITER SWITCHES

87E 240 AMP ALTERNATOR

842 DAYTIME RUNNING LIGHTS

855 TOUGH BED - SPRAYED IN BEDLINER

LIFTGATE

TOWAYGATE MODEL PERMS 1545527TP01-18 1500 lb. CAPACITY LI

YOUR PRICE

EQUIPPED AS SHOWN ABOVE

\$37,764.00

John D'Alessandro
Hempstead Ford - Lincoln
301 North Franklin Street
Hempstead, NY 11550
cell phone# 516-587-3073
email johnstower@aol.com

In a message dated 1/11/2021 11:25:02 AM Eastern Stand

Hi John!

I need one more quote... 2021 Ford F350 (gas) extended
I would greatly appreciate it!