PUBLIC WORKS AND CAPITAL PROJECTS

RESOLUTION NO. 2024146

RE: SETTING A PUBLIC HEARING WITH RESPECT TO EXECUTION OF LEASE EXTENSION BETWEEN THE COUNTY AND POU DEVELOPMENT, LLC (SKY HARBOUR GROUP) AT THE HUDSON VALLEY REGIONAL AIRPORT

Legislators METZGER, POLASEK, GORMAN, D'AQUANNI, FAUST, VERSACI, and PAOLONI offer the following and move its adoption:

WHEREAS, in December of 2023, the County entered into a ground lease (the "Lease") for a term of fifteen (15) years with POU Development, LLC, whose parent company is Sky Harbour Group (SHG), to develop, lease and manage general aviation hangars at the Hudson Valley Regional Airport, and

WHEREAS, SHG is completing the due diligence phase under the terms of the Lease, and the parties desire to extend the Lease to a term of forty (40) years before construction begins, and

WHEREAS, pursuant to Local Law No. 6 of 2015 and in accordance with General Municipal Law Section 352, a public hearing must be conducted before any lease of airport real property for a term in excess of fifteen (15) years may be approved by this Legislature, now, therefore, be it

RESOLVED, that this Legislature shall conduct a public hearing on the proposed Lease between the County of Dutchess and POU Development, LLC on the 9th day of September 2024 at 6:30 P.M., in the Legislative Chambers, County Office Building, 22 Market Street, Poughkeepsie, New York, and be it further

RESOLVED, that the Clerk of the Legislature is directed and empowered to give notice of said hearing pursuant to law.

CA-079-24
EMW/rjw
R-1071
07/12/24
Fiscal Impact: See Attached.

APPROVED
Susan Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 8/14/2024

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 12th day of August 2024, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 12th day of August 2024.

DUTCHESS COUNTY SEAL

Leigh Wager

LEIGH WAGER, CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 0

Total Current Year Revenue $ 0
and Source

Source of County Funds *(check one)*: ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

In December of 2023, the County Executive executed a 15-year ground lease with POU Development LLC, with their parent company being Sky Harbour Group (SHG). SHG is completing their due diligence phase of the 15-year lease (end of September 2024) and before construction begins, an extension to 40 years is both desired and needed. As requried by Local Law #6 of 2015, any on-airport lease over 15 years needs Legislative approval and a Public Hearing must be conducted prior to this approval.

Prepared by: David C. Whalen DCW Prepared On: 7/10/24

SUE SERINO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

To: **Rachel Kashimer, Deputy County Executive**

From: **David C. Whalen, Deputy Commissioner** DCW

Date: **July 10, 2024**

Re: **RESOLUTION REQUEST – TO SET A REQUIRED PUBLIC HEARING REGARDING THE AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN EXISTING LEASE (Contract #23-0609-12/38-AV) BETWEEN THE COUNTY AND POU DEVELOPMENT LLC (Sky Harbour Group) THAT WILL EXTEND THE TERM YEARS FROM 15 YEARSTO 40 YEARS**

Please find attached a Resolution Request form and Fiscal Impact Statement regarding setting a public hearing for a needed lease amendment between POU Development LLC (Sky Harbour Group) and Dutchess County.

In December of 2023, the County Executive executed a 15-year ground lease with POU Development LLC, with their parent company being Sky Harbour Group (SHG). SHG is completing their due diligence phase of the 15-year lease (end of September 2024) and before construction begins, an extension to 40 years is both desired and needed. Due to Local Law #6 of 2015, any on-airport lease over 15 years needs Legislative approval.

To provide contextual information, SHG is an aviation infrastructure development company building the first nationwide network of Home-Basing Solutions ("HBS") for business aircraft. Sky Harbour develops, leases and manages general aviation hangars across the United States, targeting airfields in the largest growth markets with significant aircraft populations and high hangar demand. SHG has strong confidence that the County's Hudson Valley Regional Airport is positioned well and can be successfully marketed to attract based business jet aircraft due to other regional airports, such as Westchester County/White Plains and Teterboro (NJ) airports, being increasingly crowded or pricing is not cost effective for customers. SHG has existing hangars under ground leases in Miami (FL), Nashville (TN), Denver (CO) and Houston (TX) amongst others. Sky Harbour has ground lease agreements in formation at other northeast airports such as Stewart/Newburgh and Bradley (CT).

Please contact me if you have any questions or require additional information.

cc: Robert H. Balkind, P.E., Commissioner
Mary F. Aldrich, MA, CPFO, Director of Fiscal Services
Jeff Durand, Airport Director

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 1 - Town of Poughkeepsie	Gorman		
District 10 - City of Poughkeepsie	Johnson (VC)	Absent	
District 12 - East Fishkill	Metzger (C)		
District 13 - East Fishkill and Wappinger	Paoloni		
District 15 - Wappinger	Faust		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 23 - Pawling, Beekman and East Fishkill	Rolison		

Present: 11
Absent: 1
Vacant: 0

Resolution: ✓
Motion: ____

Total : 11 Yes 0 No
Abstentions: 0

2024146 SETTING A PUBLIC HEARING WITH RESPECT TO EXECUTION OF LEASE EXTENSION BETWEEN THE COUNTY AND POU DEVELOPMENT, LLC (SKY HARBOUR GROUP) AT THE HUDSON VALLEY REGIONAL AIRPORT

AUGUST 8, 2024

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston		
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins		
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson		
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni		
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul	Absent	
District 18 - City of Beacon and Fishkill	Page		
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell		
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison		
District 24 - Dover and Pawling	House		

Present:	24	**Resolution:**	✓	**Total :**	24	0
Absent:	1	**Motion:**			Yes	No
Vacant:	0			**Abstentions:**	0	

2024146 SETTING A PUBLIC HEARING WITH RESPECT TO EXECUTION OF LEASE EXTENSION BETWEEN THE COUNTY AND POU DEVELOPMENT, LLC (SKY HARBOUR GROUP) AT THE HUDSON VALLEY REGIONAL AIRPORT

AUGUST 12, 2024