

# COMPTROLLER'S REPORT

## THE YOUTH OPPORTUNITY UNION (Y.O.U.)



JUNE 2025



OFFICE OF THE  
DUTCHESS COUNTY COMPTROLLER  
*DAN AYMAR-BLAIR, COMPTROLLER*

**Dan Aymar-Blair  
Comptroller**

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**Brian D. Kelly  
Deputy Comptroller**

**Heli Shah  
Director of Audit**

Dear County Officials and Taxpayers,

The Dutchess County Comptroller's Office has completed a special report on the proposed revitalization of the parcel at 35 Montgomery Street in the City of Poughkeepsie, where the old YMCA of Dutchess County once stood.

In 2020, County Executive Marcus Molinaro and Mayor Rob Rolison announced a deal to replace the old YMCA with a vibrant, multi-purpose "cathedral" of a community space. In that time, there has been significant public interest in the development of this parcel—particularly as an antidote to the placement of the county jail and a homeless shelter in downtown Poughkeepsie. Yet it is not well-understood by the public why the YOU was never built.

When a significant promise has been made to taxpayers but never realized, it is important to bring clarity and transparency to the effort so that policymakers might learn from it going forward. This report attempts to provide a complete picture of what occurred in the five years following the deal made in 2020. This report lays out the timeline of the project, enumerates its costs, and describes the latest efforts to rehabilitate the YOU brand, with or without a physical building.

County Executive Molinaro pledged **\$25 million** to the project. Only **\$8.5 million** was appropriated by the County Legislature. Of that, only **\$4.49 million** was actually spent by Dutchess County. The City of Poughkeepsie contributed an additional **\$240,000** to the demolition. The **\$4.49 million** came from Dutchess County's American Rescue Plan (ARP) COVID-19 relief funds and covered demolition costs, construction management, schematic designs, and other related expenses.

Despite these expenditures, there is no funded, practicable plan to construct the Youth Opportunity Union in the City of Poughkeepsie. The Office of the Comptroller will continue to monitor developments related to the County-owned parcel.

We thank the Department of Public Works and Commissioner Robert Balkind for their assistance in gathering the necessary information to provide this report to the public.

Respectfully submitted,

*Dan Aymar-Blair*

Dan Aymar-Blair  
Dutchess County Comptroller

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*Mayor Rob Rolison of Poughkeepsie and County Executive Marc Molinaro during a press conference for the start of the demolition of the YMCA of Dutchess County building on June 6, 2022. (Credit: Kelly Marsh, Poughkeepsie Journal)*

## I. Comptroller's Summary

### OBJECTIVE

This Comptroller's Report is intended to provide taxpayers with their first thorough view of Dutchess County's initiative to replace the vacant YMCA of Dutchess County building with "a safe, structured space that will benefit our area youth and provide much-needed educational and healthcare services, childcare and recreation opportunities" at 35 Montgomery Street in the City of Poughkeepsie.<sup>1</sup> The report outlines the costs associated with this project, including the costs of the demolition of the existing building and the design and planning for the new building called the Youth Opportunity Union, or the YOU.

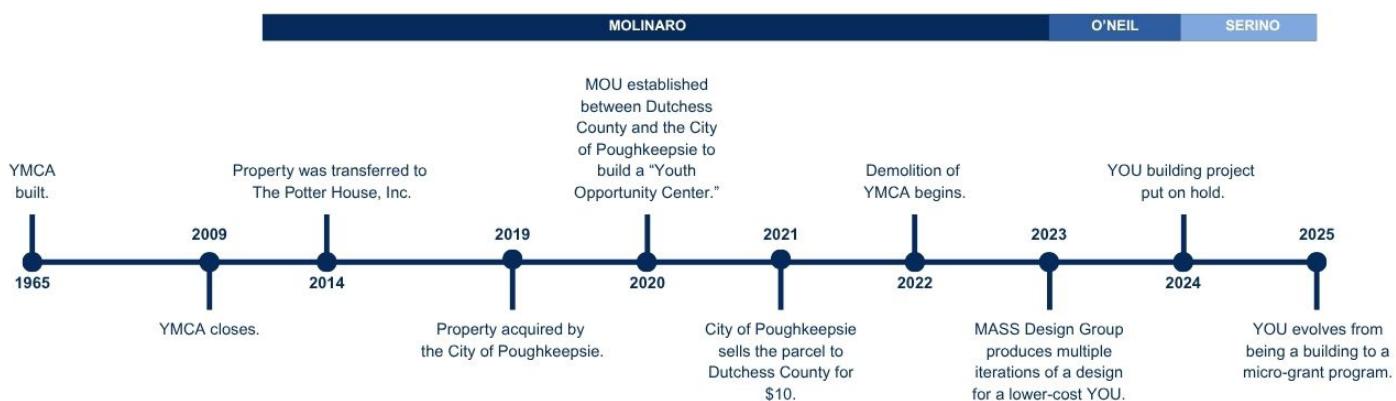
### SCOPE AND METHODOLOGY

This report provides a historical and financial overview of Dutchess County's efforts to redevelop the 3.35-acre parcel at 35 Montgomery Street in the City of Poughkeepsie (Grid No. 6061-28-946914) as a community center, the Youth Opportunity Union.

This chronology looks at the developments related to 35 Montgomery Street from the closing of the YMCA of Dutchess County in 2009 to the present. The scope of this review includes the initial agreements between the City of Poughkeepsie and Dutchess County, the demolition of the YMCA of Dutchess County building, and the iterative design process for the Youth Opportunity Union, which has yet to be built. Costs related to each phase of development are included in this chronology.

**Figure 1**

*Simplified timeline of the 35 Montgomery St. parcel from 1965-2025 with corresponding County leadership.*



Not included in this report is a characterization of Dutchess County's efforts to attract non-profit, youth, and educational organizations as investors, operators, and partners to the YOU project. While some non-profit partners were interviewed in the preparation of this report, these statements cannot be independently verified.

The Comptroller's Office compiled this chronology and analyzed project costs by reviewing documents related to the redevelopment of the parcel at 35 Montgomery Street, including legislative resolutions from both the Dutchess County Legislature and the City of Poughkeepsie Common Council, contracts, invoices, vendor proposals, presentations at legislative meetings and press releases.

<sup>1</sup> ["Poughkeepsie, Dutchess Reach Agreement on YMCA Building's Future"](#)

## II. Project History

### THE YMCA OF DUTCHES COUNTY

On January 12, 2009, the YMCA of Dutchess County in the City of Poughkeepsie, originally built in 1965, closed its doors due to the operator's financial struggles and the building's poor condition. This facility provided essential services including childcare, youth activities, community space, and a fitness center including a swimming pool.

On October 23, 2014, after the conclusion of a foreclosure action titled *Mahopac National Bank v. Dutchess County Young Men's Christian Association a/k/a Dutchess County Young Men's Christian Association of Poughkeepsie*, the property was transferred by Referee's deed to The Potter House, Inc. for **\$10**. The Potter House planned to renovate the existing building into a new community youth center. The Potter House, however, made no progress toward construction of a new facility and fell behind on property taxes and utility bills.



*The YMCA of Dutchess County was built in 1965. (Credit: WRRV)*

In February 2019, as recommended by former City of Poughkeepsie Mayor Robert Rolison's Anti-Blight Task Force, the City of Poughkeepsie executed the tax deed and acquired the parcel at 35 Montgomery Street from The Potter House.

In April 2019, the City of Poughkeepsie issued a Request for Expressions of Interest (RFEI) which yielded one response, from the "35 Montgomery Street Coalition," a coalition of stakeholders to identify new sources of funding for the project. In 2020, the City of Poughkeepsie's Building Inspector deemed the structure of the building unsafe and in need of demolition, altering the economics of developing a site with a deed restricted for "educational, recreational, and cultural purposes."

## II. Project History, Cont.

### A DEAL WITH DUTCHESS COUNTY

On August 19, 2020, former Dutchess County Executive Marcus Molinaro and Mayor Rolison signed a Memorandum of Understanding (MOU) between Dutchess County and the City of Poughkeepsie that established a partnership to rehabilitate the property into a “Youth Opportunity Center.” Under this agreement (see **Exhibit A**), the City would transfer the title to Dutchess County for **\$10**. The County, in turn, would commit up to **\$25 million** for “the demolition, design, and construction of the Property.”

The County’s press release announcing the MOU stated further, “The site will be transformed into community green space while plans continue.”<sup>2</sup> The MOU itself did not include mention of the temporary community green space.

On May 8, 2021, the City of Poughkeepsie Common Council unanimously approved a resolution to have Dutchess County take ownership of the 35 Montgomery Street parcel.

On July 12, 2021, the Dutchess County Legislature adopted three resolutions related to the Youth Opportunity Union:

- [Resolution No. 2021109](#) finding “no significant adverse environmental impact” to be caused by the demolition.
- [Resolution No. 2021123](#) authorized the purchase of 35 Montgomery Street from the City of Poughkeepsie.
- [Resolution No. 2021124](#) authorized **\$8.5 million** of American Rescue Plan funding (COVID-19 relief) to be appropriated to the project: **\$2 million** for design of the new facility, **\$1 million** for construction management, and **\$5.5 million** for the demolition and to “return the property to open green space.” The resolution described the **\$8.5 million** appropriation as the first phase of a two-phase **\$10 million** commitment, with the second phase being an additional **\$1.5 million** for construction services for the new building. The resolution further commits an additional **\$15 million** as part of a bond resolution “in accordance with the terms of the contract of sale.”

On August 25, 2021, the City of Poughkeepsie sold the parcel to Dutchess County for **\$10**. Per the Contract of Sale, the City would be authorized to repurchase the parcel if benchmarked actions were not taken by Dutchess County:

1. Appropriating **\$25 million** to the project within six months,
2. Demolishing the structure within a year,
3. Starting construction within 27 months,
4. Ensuring the property does not fall into disrepair again, and
5. Implementing restrictions on the installation of public telephones.

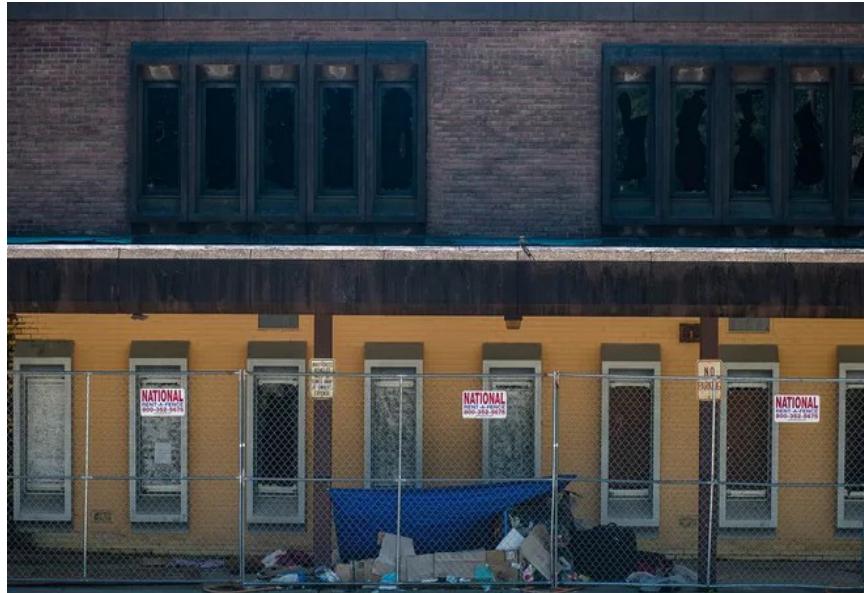
In the Contract of Sale, Mayor Rolison also committed 25% (not to exceed **\$240,000**) of the costs of demolishing the existing building from the City of Poughkeepsie.

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<sup>2</sup> [“City of Poughkeepsie and Dutchess County Sign Agreement to Make Youth Center a Reality”](#)

## II. Project History, Cont.

### A DEAL WITH DUTCHESS COUNTY, CONT.



*A homeless encampment outside the old YMCA of Dutchess County just before the demolition began. (Credit: Kelly Marsh, Poughkeepsie Journal)*

### DEMOLITION

On June 6, 2022, the demolition of the YMCA of Dutchess County began. The demolition was certified as completed on Feb 8, 2023.

Total payments to the demolition contractor amounted to **\$1,596,254** of which the City of Poughkeepsie contributed the agreed-upon **\$240,000**. The total cost to the County for the demolition phase, including tree removal and construction management, was **\$1,666,332**, of which the County paid **\$1,426,332**.



*Demolition of the old YMCA began in June 2022. (Credit: Kelly Marsh, Poughkeepsie Journal)*

## II. Project History, Cont.

### DEMOLITION, CONT.

Vendor	Activity	Cost	Funding Source
Central Hudson Gas & Electric Corp.	Electric	\$13,739	ARPA (COVID-19 Relief)
CT Male Assoc., ENG, SRV	Site Monitoring	\$33,775	ARPA (COVID-19 Relief)
D&B Engineers & Architects	Estimating Services	\$7,500	ARPA (COVID-19 Relief)
Davey Tree Expert Company	Tree Removal	\$6,532	ARPA (COVID-19 Relief)
Gorick Construction	Demolition	\$1,356,254	ARPA (COVID-19 Relief)
Gorick Construction	Demolition	\$240,000	City of Poughkeepsie
Almstead Tree & Shrub Care Co.	Tree Removal	\$8,532	ARPA (COVID-19 Relief)

### COMMUNITY OUTREACH

The County led a community engagement process to gather feedback for the YOU facility and services between October 2021 and March 2022. Feedback was gathered from 797 community members at 22 separate community outreach engagements including site visits, meetings and workshops.

The top services requested by the public were swimming lessons, cooking classes, and fitness courses. The top amenities were a pool and a rock-climbing wall. At the end of the community engagement process, the final design was anticipated to be completed in December 2022 and construction to begin in April 2023.



County officials gathered feedback at 22 outreach sessions like the image above.

## II. Project History, Cont.

### FIRST DESIGN

While community feedback was being gathered, MASS Design Group and partners began schematic design work.

On April 25, 2022, MASS Design Group presented conceptual drawings for a small economical project (42,599 sq. ft.), a medium-sized project (54,432 sq. ft.), and a large two-phase project (96,092 sq. ft.). The designs included most of the needs identified through community outreach including an Olympic-sized pool, gym, community space, childcare, a performing arts space, a community kitchen, and climbing walls.

On April 29, 2022, parties reviewed a version of the design with 103,397 sq. ft., as well as all the amenities. On June 12, 2022, the construction manager presented the first schematic construction estimate for a two-phase design totaling 104,677 square feet. After a few revisions, the total estimate for the project reached **\$165 million**.

Molinaro described the project as “a soaring architectural structure that brings people from all across the county into one safe space.”

66

*If we are going to create an opportunity and confront the challenges that face young people and their families, we need a cathedral to do it.*

— County Executive Marc Molinaro

99



*Interior of the pool area from the first design. (Credit: MASS Design Group)*

The stated plan to cover the remaining cost of the project was to secure funding from local educational organizations, charitable foundations, and state and federal grants. These fundraising efforts cannot be reliably characterized and are not included in this report; they can best be understood by looking at the outcomes.

## II. Project History, Cont.

### FIRST DESIGN, CONT.



*The exterior of the first design. (Credit: MASS Design Group)*

### SECOND DESIGN

In February and March 2023, at the request of the new County Executive, William F. X. O'Neil, the County and MASS Design Group went through multiple iterations of a design for a lower-cost YOU. The Olympic-sized pool was replaced by a competition pool and a family pool. Other parts of the facility such as the gym and the theater were reduced in size. In his State of the County speech on March 8, 2023, O'Neil announced that a more economical YOU was being planned.

"We've really cut down on the 'nice to haves' and we tried to make this facility achievable," Christopher Kroner, head of the design team at MASS Design Group, told legislators.

With a grant from the New York State Public Service Commission, Central Hudson received approval for a Utility Thermal Energy Network (UTEN), or district geothermal network, that would locate a geothermal well field on the 35 Montgomery Street parcel. In return, the Youth Opportunity Union would have received free geothermal heating and cooling, eliminating the high costs of heating the pools.



“

*Make no mistake, we're not building a palace. This is a design we're confident is attainable, buildable, and phase-able.*

— County Executive William FX. O'Neil

”

## II. Project History, Cont.

### SECOND DESIGN, CONT.



The exterior of the second design of the Youth Opportunity Union. (Credit: MASS Design Group)

To date, Dutchess County has paid 36 invoices for design work and related activities to MASS Design Group totaling **\$2,405,511**. Total design costs add up to **\$2,522,536**.

Vendor	Activity	Cost	Funding Source
Arace & Co. Consulting	Project Labor Agreement Feasibility Study	\$18,000	ARPA (COVID-19 Relief)
Tectonic Engineering & Surveying Consultants PC	Geotech investigating at YMCA	\$99,025	ARPA (COVID-19 Relief)
MASS Design Group	Youth Center Planning	\$2,405,511	ARPA (COVID-19 Relief)

### PROJECT ON HOLD

“

*I will just say, very transparently, we're at a place with this project that the funding gap is so large, it's really not at a place where we can go to our local donors and ask them for the thing that would put the shovel in the ground.*

— Deputy County Executive Rachel Kashimer

”

On April 4, 2024, the YOU project was declared “on hold” by the administration of the newly-elected County Executive, Sue Serino. “The construction document development is on hold, and that's really a function of trying to make sure we don't spend the money unless we're serious about pursuing the project further,” said Deputy County Executive Rachel Kashimer during an update to the County Legislature.

At the time, the project was estimated to cost **\$75,543,585**, still much more than the original **\$8.5 million** appropriation.

On July 19, 2024, the Dutchess County Legislature adopted Resolution No. 2024142, which redirected unspent American Rescue Plan funding to education initiatives. This included a reduction of **\$4,009,585** from the Youth Opportunity Union. No further funds have since been appropriated for this project.

## II. Project History, Cont.

### PROJECT ON HOLD, CONT.

With the project on hold indefinitely, it also appears the County has not completed all of the benchmarked actions as per the Contract of Sale covenants.

Action	Achieved?	Notes
“The PURCHASER shall be obligated to secure the approval of a resolution(s) of the Dutchess County Legislature appropriating funds and/or obtaining financing for the development of a youth and community center, up to a cumulative total of \$25 million, within six months from the date of Closing the Title.”	NO	\$8.5 million was appropriated in July 2021; the remaining \$16.5 million was neither requested nor appropriated.
“The PURCHASER shall be obligated to demolish the existing structure on the Property within 12 months from the date of Closing of Title.”	YES	Demolition began within 12 months from the date of the Closing of Title
“The PURCHASER shall be obligated to commence construction of the youth and opportunity center [sic] within 27 months from the date of Closing of Title.”	NO	No construction has happened on the site since the Closing of Title.
“The PURCHASER shall assume responsibility for operating the Property as a youth opportunity center, and shall ensure its good maintenance and financial stability after constructions, and shall further ensure the Property not fall into disrepair during its period of ownership of the Property, nor financial insolvency.”	NO	The landscape is overgrown, the mesh banners are falling off the fence, and the property is not regularly maintained.
“The deed shall contain a restrictive covenant prohibiting the installation of coin operated and public telephones on the Property.”	YES	No telephones have been installed on the property.

Per the contract, “the CITY is authorized to repurchase the Property for the amount of money the PURCHASER has expended on the Property to date in conformance with its obligations pursuant to this Agreement.”

To date, the County has spent **\$4.49 million**, less the contribution from the City of Poughkeepsie of **\$240,000** for the demolition, all of which came from American Rescue Plan (ARP) funding.

Spending Category	Cost
Design	\$2,522,536
Demolition	\$1,666,332
General/Administrative	\$519,874
Other	\$19,996
Property Acquisition	\$1,677
<b>Total</b>	<b>\$4,730,415</b>
City of Poughkeepsie Contribution	<b>\$(240,000)</b>
<b>Grand Total</b>	<b>\$4,490,415</b>

### III. The YOU Today

#### THE YOU AQUATIC CENTER

In February 2024, the Dormitory Authority of the State of New York (DASNY) issued a Request for Information for a new competitive grant program called New York Statewide Investment in More Swimming (NY SWIMS). This initiative is intended to fund the construction of new swimming facilities and to help more New Yorkers to learn to swim. Dutchess County applied for and was awarded **\$10 million** for a “Youth Opportunity Union Aquatic Center, comprised of an eight-lane lap pool, a two-lane family and therapy pool, and locker rooms.”

At the request of County Executive Sue Serino, MASS Design Group produced a new plan for a YOU Aquatic Center in July 2024. After a couple iterations, the new design, centered around a competition pool and a family pool, is 34,466 square feet (33% that of the original design) and would cost **\$39,853,091** (30% of the original cost). On top of the NY SWIMS grant, another **\$1 million** was secured by Congressman Pat Ryan. With **\$11 million** now identified for the project, **\$28,853,091** in capital investment is still needed.

This design included a wing for youth services. On December 16, 2024, the County issued a formal Request for Information and Expression of Interest (RFEOI) for “the development, management, and operations of a Youth Services Wing in the proposed Youth Opportunity Union Building, which will be owned by the County upon completion.” The RFEOI received responses from two non-profit organizations based in the City of Poughkeepsie. Because discussions are ongoing, the contents of those responses and subsequent conversations are not included in this report.

#### NEW LOGO

A new logo was created for County Executive Sue Serino's new vision for the Youth Opportunity Union. The graphic design for the logo cost **\$500**.



#### EVOLUTION OF THE YOUTH OPPORTUNITY UNION BETWEEN MAY 2022 AND JUNE 2024

Project Version	County Executive	Schematic Construction Estimates				
		Estimate #	Construction Cost	Contingencies & Escalations*	Total Project Cost	Square Footage
YOU V1	Marcus Molinaro	#1	6/12/2022	\$114,550,600	Not included	\$114,550,600
		#2	6/21/2022	\$143,282,619	Not included	\$143,282,619
		#3	6/24/2022	\$143,282,619	\$22,058,137	\$165,340,756
		#4.	6/26/2022	\$131,624,183	\$22,464,731	\$154,088,914
		#4.1	6/27/2022	\$79,559,275	\$15,063,256	\$94,622,531
		#4.2	6/27/2022	\$48,570,470	\$10,728,246	\$59,298,716
YOU V2	William F. X. O'Neil	#5	2/15/2023	\$76,736,933	Not included	\$76,736,933
		#5.1	2/21/2023	\$76,736,933	\$12,633,912	\$89,370,845
		#6	3/1/2023	\$74,886,397	\$13,465,913	\$88,352,310
		#7	3/5/2023	\$53,620,000	\$11,379,999	\$64,999,999
		#8	3/30/2023	\$54,500,000	\$10,474,418	\$64,974,418
		#9	4/20/2023	\$59,238,652	\$10,871,641	\$70,110,293
YOU V3	Sue Serino	#10	4/29/2023	\$58,173,534	\$10,782,433	\$68,955,967
		#11	1/2/2024	\$63,802,553	\$11,741,282	\$75,543,835
		#12	7/1/2024	\$39,790,171	Not included	\$39,790,171
YOU Aquatic Center		#13	7/9/2024	\$39,853,091	\$10,034,669	\$49,887,760

\*Beginning with estimate #3, most estimates included contingencies, escalations, and other related costs.

### III. The YOU Today, Cont.

#### **“YOU WITHOUT WALLS”**

In October 2024, as part of her 2025 budget presentation, County Executive Sue Serino announced she was “expanding the YOU beyond the development of a single facility” with a **\$250,000** micro-grant program called Youth Opportunity Union Drop-In Center Grants and another **\$75,000** in YOU Mini Grants. The Drop-In Center grant awards would range from **\$10,000** to **\$75,000** supporting capital improvements for spaces where young people can gather outside of school. The Mini Grant awards are intended for youth programs seeking to expand their reach. Collectively, Dutchess County calls these youth services and activities the “YOU Without Walls.”

“

*The Youth Opportunity Union is more than just a physical building—it’s about a true union of support for our young people across Dutchess County.*

— County Executive Sue Serino

”

In May 2025, YOU Drop-In Center Grants were awarded to 14 organizations, with individual grants ranging from **\$10,000** and **\$30,000**. Six of the 14 organizations were located in the City of Poughkeepsie.

Organization	Town/City	Amount
Wassaic Project	Amenia	\$15,000
Nubian Directions II	City of Poughkeepsie	\$30,000
Mental Health America	City of Poughkeepsie	\$10,000
The Art Effect	City of Poughkeepsie	\$30,000
Positive About Possibilities	City of Poughkeepsie	\$10,000
Community Matters 2	City of Poughkeepsie	\$30,000
Community Family Development	City of Poughkeepsie	\$30,000
Dover Plains Free Library Assoc.	Dover	\$11,926
East Fishkill Community Library	East Fishkill	\$15,000
New Deal Creative Arts Center	Hyde Park	\$10,000
Millbrook Library	Millbrook	\$15,000
Pine Plains Free Library	Pine Plains	\$15,000
Hope Rising Up	Rhinebeck	\$18,074
CAPE	Wappinger	\$10,000
<b>TOTAL</b>		<b>\$250,000</b>

## Exhibit A - MOU Between City and County

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### MEMORANDUM OF UNDERSTANDING

#### ***YOUTH OPPORTUNITIES CENTER***

Between

**CITY OF POUGHKEEPSIE**

and

**COUNTY OF DUTCHESS**

This Memorandum of Understanding (hereinafter "MOU") between the CITY OF POUGHKEEPSIE, a municipal corporation of the State of New York with its offices at 62 Civic Center Plaza, Poughkeepsie, New York 12601 (hereinafter "CITY") and COUNTY OF DUTCHESS, a municipal corporation of the State of New York with its offices at 22 Market Street, Poughkeepsie, New York 12601, (hereinafter "COUNTY"),

#### **WITNESSETH:**

WHEREAS, CITY is currently the owner of the former YMCA building located at 35 Montgomery Street in the City of Poughkeepsie, County of Dutchess, State of New York and more particularly described as Tax Map No.: 6061-28-946914 (the "Property"), which was acquired by tax deed dated February 19, 2019 and recorded in the Dutchess County Clerk's Office on February 25, 2019 as Document No.: 02-2019-1335; and

## Exhibit A - MOU Between City and County

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WHEREAS, from 1965 until January 12, 2009, the Property was home to the YMCA of Dutchess County which provided the community with important programs and facilities including childcare, a youth center, a swimming pool, a fitness center and community activity rooms; and

WHEREAS, since the YMCA closed its doors in 2009 the building has been vacant and idle without any real plan of redevelopment; and

WHEREAS, the Property contains a deed restriction requiring the Property be used for "educational, recreational and cultural purposes"; and

WHEREAS, in 2019 the Anti-Blight Task Force created by Mayor Rob Rolison recommended the CITY take title to the property based upon unpaid tax liens which had accrued since 2008; and

WHEREAS, at the recommendation of the Anti-Blight Task Force, City's Commissioner of Finance executed the tax deed acquiring title to the Property; and

WHEREAS, on April 2, 2019, CITY released a Request for Expressions of Interest ("RFEI") to seek potential development proposals and contemporaneity the CITY held several stakeholder engagement sessions, including two public meetings on May 13, 2019 and June 26, 2019, in order to assess community/stakeholder needs; and

## Exhibit A - MOU Between City and County

WHEREAS, conclusion of the stakeholder engagement sessions supported the creation of a multi-purpose facility encompassing a youth activity center, education, arts, health and wellness as well as a 24-hour daycare facility; and

WHEREAS, CITY received only one viable response to its RFEI from a coalition of stakeholders known as the “35 Montgomery Street Coalition” which coalition has been selected by CITY to identify possible capital funds and develop programming at the redeveloped Property, subject to meeting certain milestones; and

WHEREAS, the CITY has recently conducted a preliminary environmental and structural review of the Property which concludes that the Property must be demolished and which conclusion is supported by the Building Inspector of CITY who has ordered the Property unsafe; and

WHEREAS, the CITY lacks the resources to redevelop the Property in accordance with the will of the community stakeholders; and

WHEREAS, ongoing negotiations between the CITY and COUNTY have identified a potential partnership which would allow for the demolition of the Property and secure funding toward the development of a Youth Opportunity Center; and

## Exhibit A - MOU Between City and County

WHEREAS, the CITY and COUNTY wish to memorialize its discussions, lay out the joint objectives of the parties, and establish a formalized plan to redevelop the Property.

NOW, THEREFORE, the parties hereto set forth their understanding of this undertaking as follows:

### **ARTICLE I: OBJECTIVES**

The CITY and COUNTY wish to establish a formal partnership for the redevelopment of the Property into a Youth Opportunity Center. In order to accomplish this, the City and County shall formalize an Inter-Municipal Agreement ("IMA") subject to ratification by its respective bodies which IMA contains the mutual agreements set forth herein.

### **ARTICLE II: OWNERSHIP**

As a result of the significant funding by COUNTY and due to the joint objective that the parties enter into a partnership, CITY agrees to transfer Title to the Property, which shall be held in the names of the CITY and COUNTY as Joint Tenants. The transfer of the title is contingent upon approval of the governing authorities of the County and City.

## Exhibit A - MOU Between City and County

### ARTICLE III: FUTURE FUNDING

Following the transfer of title to the COUNTY, the COUNTY agrees to commit funding for the demolition, design, and construction of the Property in an amount up to \$25 million. Such funding is contingent upon the availability of funds and approval by the County governing authority. Such funds shall be used solely for the construction of a community youth center in keeping with the deed restrictions on the Property.

### Article IV: CITY REPRESENTATIONS

#### **1. Power and Authority**

CITY has the necessary power and authority to enter into and perform its duties under this MOU.

#### **2. Impediments**

(a) CITY represents that there is no action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, public board or body pending or threatened in writing against or affecting CITY or any basis thereof, wherein an unfavorable decision, ruling or finding would materially, adversely affect the transaction contemplated hereby, or which in any way would adversely affect the validity or enforceability of this MOU and any subsequent agreement.

## Exhibit A - MOU Between City and County

(b) CITY represents that existing obligations and commitments of CITY do not conflict with this MOU and do not adversely affect its ability to fulfill its obligations under this MOU and any subsequent agreement. City further represents that it will address in a timely manner any future obligations or commitments that may conflict with this MOU or any subsequent agreement.

(c) Except as disclosed in writing to COUNTY, to the best of its knowledge, CITY is not in violation of any law, order, rule or regulation applicable to any facility or program operated, maintained or managed by CITY the violation of which would adversely affect the parties' performance of this MOU and any subsequent agreement.

### Article V: COUNTY REPRESENTATIONS

#### **1. Power and Authority**

COUNTY has the necessary power and authority to enter into and perform its duties under this MOU and any subsequent agreement.

#### **2. Impediments**

(a) COUNTY represents that there is no material action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, public board or body pending or threatened in writing against or affecting the COUNTY or on any basis thereof, wherein an unfavorable decision, ruling or finding would

## Exhibit A - MOU Between City and County

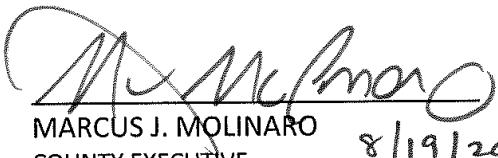
materially, adversely affect the transaction contemplated hereby, or which in any way would adversely affect the validity of this MOU and any subsequent agreement.

(b) The existing obligations and commitments of the COUNTY do not conflict with this MOU and do not adversely affect its ability to fulfill its obligations under this MOU and any subsequent agreement.

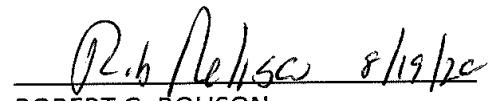
IN WITNESS WHEREOF, the parties have caused this MOU to be executed by their duly authorized representatives as of the 19th day of August, 2020.

COUNTY OF DUTCHESS

CITY OF POUGHKEEPSIE



MARCUS J. MOLINARO  
COUNTY EXECUTIVE  
8/19/20



ROBERT G. ROLISON  
MAYOR  
8/19/20

## Exhibit B - Outreach Poster

COMING  
SOON

# YOU

YOUTH  
OPPORTUNITY  
UNION

Dutchess County is turning the site of the former Dutchess YMCA in the **City of Poughkeepsie** into the YOU - a new state-of-the-art **youth and community center!**

*¡El Condado de Dutchess está modernizando la antigua YMCA de la ciudad de Poughkeepsie y convirtiéndola en el YOU - un centro comunitario con lo último en diseño!*

**CLIMB**  
**ESCALAR**

**PLAY**  
**JUGAR**

**COOK**  
**COCINAR**

**SWIM**  
**NADAR**

**GROW**  
**CRECER**

**LEARN**  
**APRENDER**

**LEAD**  
**LIDERAR**

[www.the-you.org](http://www.the-you.org)

WE WANT TO HEAR **YOUR** IDEAS FOR THE **YOU!**  
*¡QUEREMOS ESCUCHAR **TUS** IDEAS PARA EL **YOU!***

Scan Me  
Escanéame



POUGHKEEPSIE  
PUBLIC  
LIBRARY  
DISTRICT  
  
DUTCHESSE  
COMMUNITY  
COLLEGE



the  
Y

**MASS.**  
Nuvance  
Health



**DAY**  
**ONE**



## Glossary of Terms

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**Geothermal:** A heating/cooling system that utilizes the heat of the Earth's interior to maintain temperatures in a building.

**Referee's Deed:** A legal document issued by a court official to transfer ownership of real property that has been sold through a court-ordered sale. This type of deed is commonly used when property is sold through foreclosure proceedings or bankruptcy sales.

**Request for Expression of Interest:** An invitation to the marketplace to gauge the interests and the abilities of potential providers of goods and services.

OFFICE OF THE DUTCHESS COUNTY COMPTROLLER  
**DAN AYMAR-BLAIR, COMPTROLLER**

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POUGHKEEPSIE, NY 12601  
[WWW.DUTCHESSNY.GOV/COMPTROLLER](http://WWW.DUTCHESSNY.GOV/COMPTROLLER)  
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