



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Jeff Domanski, Ward 2
Councilmember Pam Wetherbee, Ward 3
Councilmember George Mansfield, Ward 4
City Administrator Chris White

**February 3, 2025
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens

Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled Persons with Limited Income

Public Hearing for the 2025 Community Development Block Grant Program

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 23 - Appointing Anthony Lombardo to the Position of Police Officer
2. Resolution No. 24 - Appointing Cory Wirthmann to the Position of Acting Building Inspector II
3. Resolution No. 25 - Authorizing the City Administrator to Execute an License Agreement Renewal with Cornell Cooperative Extension of Dutchess County
4. Resolution No. 26 - Adopting Local Law No. 1 of 2025 Concerning Property Tax Exemptions for Senior Citizens
5. Resolution No. 27 - Adopting Local Law No. 2 of 2025 Concerning Property Tax Exemptions for Disabled Persons with Limited Income
6. Resolution No. 28 - Authorizing an Application for 2025 Community Development Block Grant Funding

Approval of Minutes

1. January 21, 2025 Minutes

Public Comment - Second Opportunity

Announcement of Next Workshop: February 10, 2025 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
02/03/2025

Title:

Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens

ATTACHMENTS

[Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions](#)

[Draft Local Law Concerning Property Tax Exemptions for Senior Citizens](#)

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
\$21,501 to \$22,500	40%
\$22,501 to \$23,500	35%
\$23,501 to \$24,400	30%
\$24,401 to \$25,300	25%
\$25,301 to \$26,200	20%

City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes. Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$0 to \$18,500	50%
\$18,501 to \$19,500	45%
\$19,501 to \$20,500	40%
\$20,501 to \$21,500	35%
\$21,501 to \$22,400	30%
\$22,401 to \$23,300	25%
\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING SENIOR CITIZEN TAX EXEMPTION

A LOCAL LAW to amend
Chapter 199, Article I –
Senior Citizens Tax
Exemption, Sections 199-
3A and 199-3E of the
Beacon City Code.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 199 of the Beacon City Code, Article I – Senior Citizens Tax Exemption, Section 199-3, entitled “Amount of exemptions; conditions,” Subsections A and E, are hereby amended as follows:

§ 199-3 **Amount of exemption; conditions.**

- A. The percentage of exemption shall be based on the annual income ranges as specified herein, as follows:

Annual Income	Percentage of Exemption
\$41,600 or less Less than \$20,500	50%
\$41,601 to \$42,599 \$20,501 to \$21,500	45%
\$42,600 to \$43,599 \$21,501 to \$22,500	40%
\$43,600 to \$44,599 \$22,501 to \$23,500	35%
\$44,600 to \$45,499 \$23,501 to \$24,400	30%
\$45,500 to \$46,399 \$24,401 to \$25,300	25%
\$46,400 to \$47,299 \$25,301 to \$26,200	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0

...

- E. At least 60 days prior to the appropriate taxable status date, the ~~Town~~-Assessor's office shall mail to each person who was granted exemption pursuant to this section on the latest completed assessment roll an application form and a notice that such application must be filed on or before the taxable status date and be approved in order for the exemption to be granted. Failure to mail any such application form or notices or the failure of such person to receive any of the same shall not prevent the levy, collection and enforcement of the payment of the taxes on property owned by such person.

...

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article I of Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

City of Beacon City Council Agenda
02/03/2025

Title:

Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled Persons with Limited Income

ATTACHMENTS

[Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions](#)

[Draft Local Law Concerning Property Tax Exemptions for Disabled Persons with Limited Income](#)

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
\$21,501 to \$22,500	40%
\$22,501 to \$23,500	35%
\$23,501 to \$24,400	30%
\$24,401 to \$25,300	25%
\$25,301 to \$26,200	20%

City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes.

Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$0 to \$18,500	50%
\$18,501 to \$19,500	45%
\$19,501 to \$20,500	40%
\$20,501 to \$21,500	35%
\$21,501 to \$22,400	30%
\$22,401 to \$23,300	25%
\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING EXEMPTIONS FOR DISABLED PERSONS WITH LIMITED
INCOME

A LOCAL LAW to amend Chapter 199, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13 of the City Code to increase the amount of exemption for qualified owners.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 199 of the Beacon City Code, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13, entitled “Amount of exemptions,” is hereby amended to increase the annual income ranges as follows:

§ 199-23 **Amount of exemptions.**

The percentage of exemption shall be based on the annual income ranges as specified herein, as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less \$0 to \$18,500	50%
\$41,601 to \$42,599 \$18,501 to \$19,500	45%
\$42,600 to \$43,599 \$19,501 to \$20,500	40%
\$43,600 to \$44,599 \$20,501 to \$21,500	35%
\$44,600 to \$45,499 \$21,501 to \$22,400	30%
\$45,500 to \$46,399 \$22,401 to \$23,300	25%
\$46,400 to \$47,299 \$23,301 to \$24,200	20%
\$47,300 to \$48,199 \$24,201 to \$25,100	15%
\$48,200 to \$49,099 \$25,101 to \$26,000	10%
\$49,100 to 49,999	<u>5%</u>

\$50,000

0%

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article V of Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

City of Beacon City Council Agenda
02/03/2025

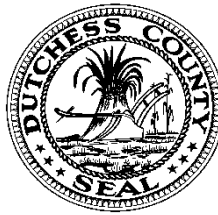
Title:

Public Hearing for the 2025 Community Development Block Grant Program

ATTACHMENTS

[2025 Community Development Block Grant Program Municipal Application Instructions and Guidance](#)

[2025 Community Development Block Grant Eligible Area Maps](#)



2025 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2025 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184.

Timeline

Date	Activity
January 6, 2025	Application Window Opens
January 22, 2025	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2025	Applicant Public Hearing ³
February 3, 2025	Letter of Intent (LOI) - Due by 4:00 p.m.
March 3, 2025	Applications - Due by 4:00 p.m.
March – April 2025	Application Review
April 2025	County Executive Announcement of Awards
May 2, 2025 – June 2, 2025 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2025 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2025 ²	Processing of Public Comments
June 17, 2025 ²	Submission of the 2025 Action Plan to HUD
August 1, 2025 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2025 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the 2025 CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal.	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
<input type="checkbox"/> Acquisition of Real Property	<input type="checkbox"/> Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
<input type="checkbox"/> Public Facilities and Improvements	<input type="checkbox"/> Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
<input type="checkbox"/> Clearance, Rehabilitation, and Reconstruction of Housing	<input type="checkbox"/> An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
<input type="checkbox"/> Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
<input type="checkbox"/> Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Economic Development/Job Creation
<input type="checkbox"/> Economic development activities that result in job creation for low- and moderate-income persons and activities that assists low- and moderate-income persons start businesses.
Public Facilities and Improvements
Public Facilities
<input type="checkbox"/> Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
<input type="checkbox"/> Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
<input type="checkbox"/> Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
<input type="checkbox"/> Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
<input type="checkbox"/> Were developed through an asset inventory, capital planning process or other local plan.
<input type="checkbox"/> Contain green features.
Water and Wastewater
<input type="checkbox"/> Development of central water and wastewater systems.
<input type="checkbox"/> Maintenance of central water and wastewater systems with properly set user charges.
<input type="checkbox"/> Alternative wastewater systems.
<input type="checkbox"/> New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.

Rental Housing
<input type="checkbox"/> Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
<input type="checkbox"/> Intergenerational or non-restricted housing.
<input type="checkbox"/> Housing in communities or neighborhoods with limited affordable opportunities.
<input type="checkbox"/> Housing that sets aside units for hard-to-serve special needs populations.
<input type="checkbox"/> Located in centers, transit routes, and near employment/services
<input type="checkbox"/> Incorporates active design, universal design, and/or green infrastructure
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing
<input type="checkbox"/> Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
<input type="checkbox"/> Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing
<input type="checkbox"/> Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):
<input type="checkbox"/> Permanent housing.
<input type="checkbox"/> Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
<input type="checkbox"/> Housing that sets aside units for hard-to-serve special needs populations.
<input type="checkbox"/> Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 3, 2025**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **4:00 p.m. on Monday, March 3, 2025**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County

has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2025 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2027.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?

7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?
10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

Technical Assistance – Staff is available to provide technical assistance during the application process.

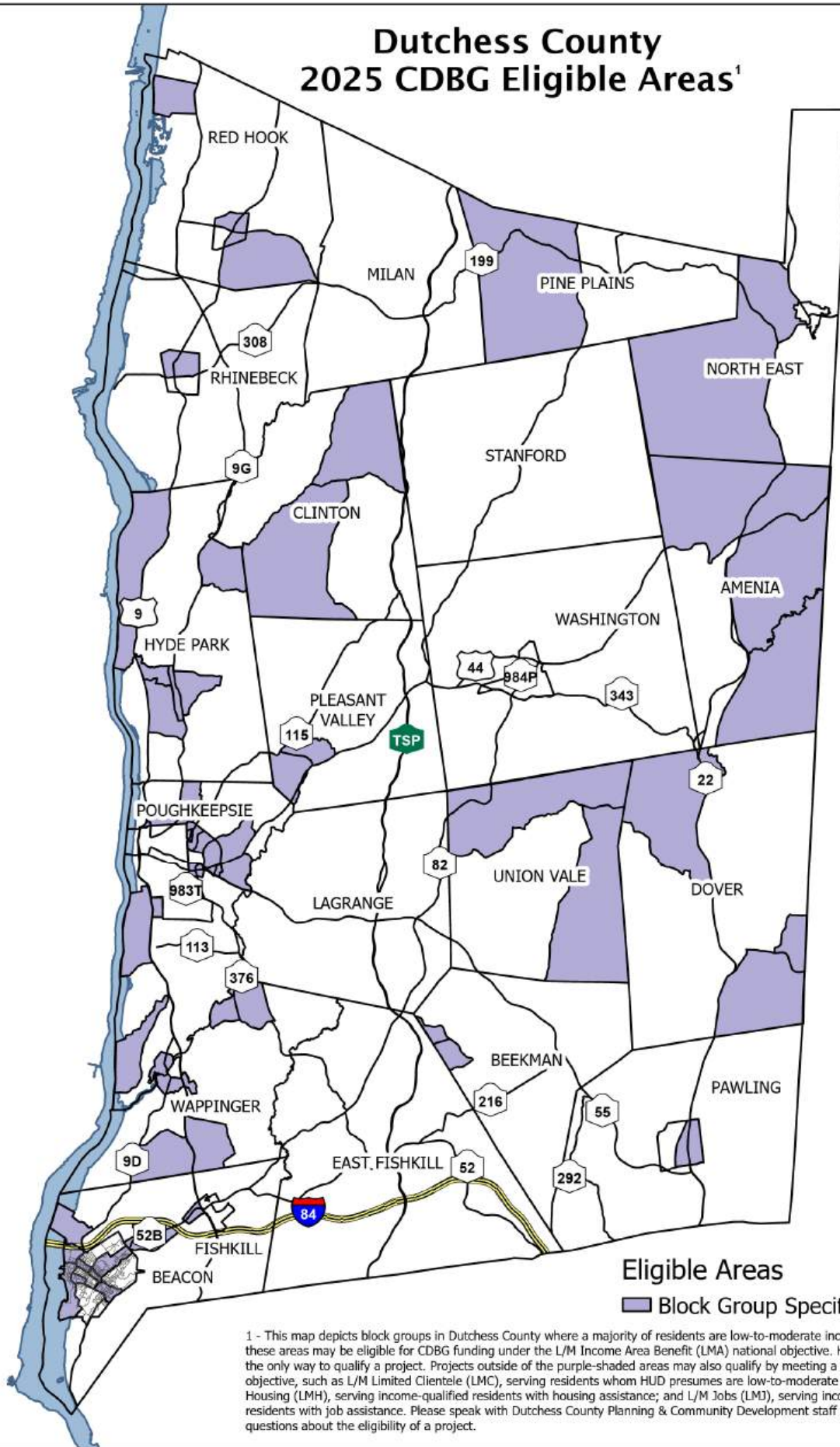
For more information, contact:

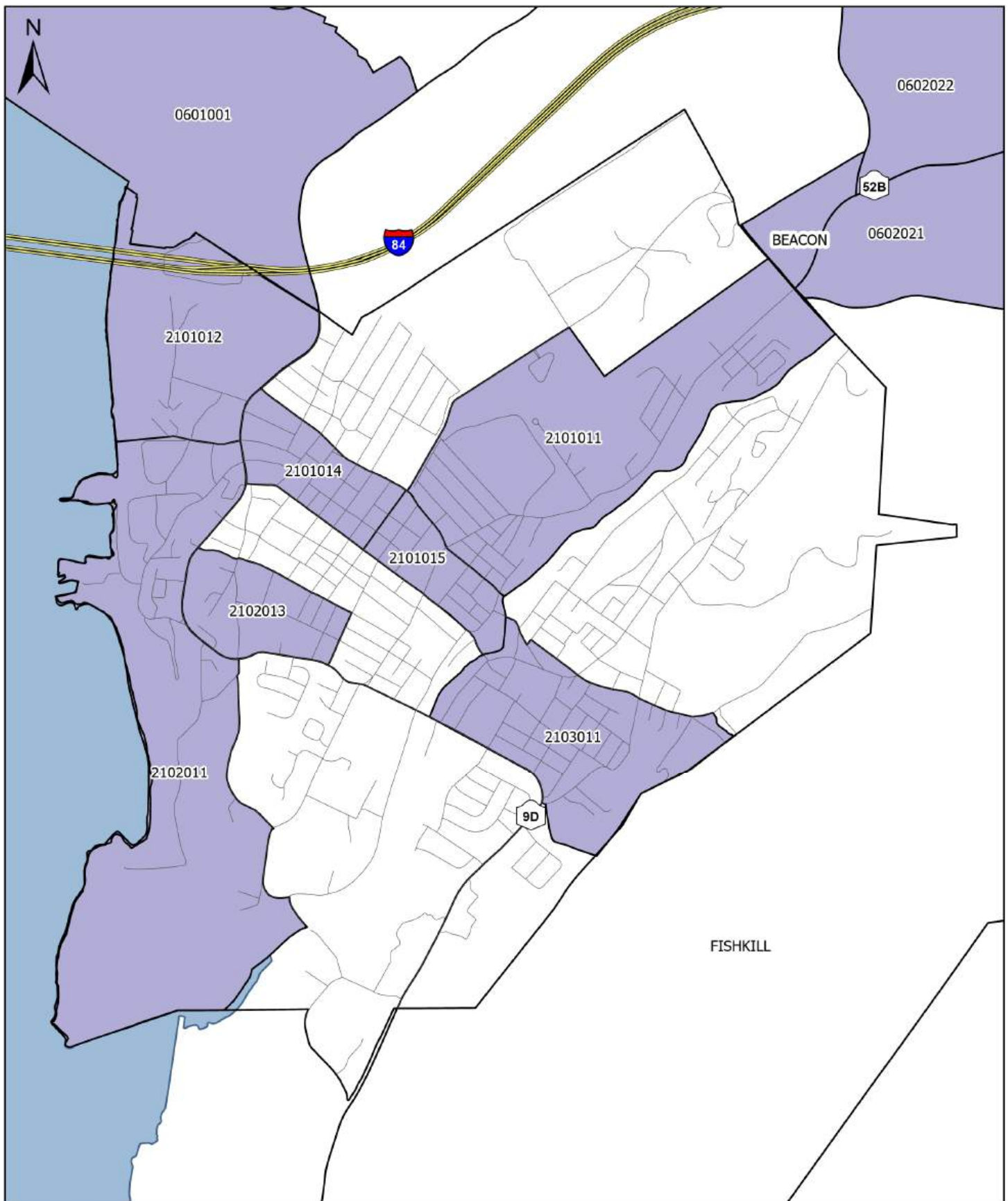
Dutchess County Department of Planning & Development
 85 Civic Center Plaza, Suite 107
 Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>

Dutchess County 2025 CDBG Eligible Areas¹





2025 CDBG Eligible Areas Beacon

Eligible Areas
 Block Group Specific Projects

City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 23 - Appointing Anthony Lombardo to the Position of Police Officer

ATTACHMENTS

[Resolution Appointing Anthony Lombardo to the Position of Police Officer](#)

[Chief of Police Memorandum for the Appointment of Anthony Lombardo to the Position of Police Officer](#)

[Anthony Lombardo Resume](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 23 OF 2025

**APPOINTING ANTHONY LOMBARDO TO THE POSITION OF
POLICE OFFICER**

WHEREAS, there is currently a vacancy for the position of Police Officer; and

WHEREAS, Anthony Lombardo meets the qualifications for the position of Police Officer and is recommended for appointment to the position by the Chief of Police.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Anthony Lombardo to the position of Police Officer.

Resolution No. 23 of 2025			Date: February 3, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845) 831-4111
FAX: (845) 838-5092



NEW YORK STATE
ACCREDITED AGENCY

Mayor Kyriacou and Beacon City Council:

I am very pleased to be writing to propose the hiring of another candidate for the position of Police Officer. Anthony James Lombardo is 24 years old. He has resided in this area his whole life, having been born and raised just to the south of us in Cold Spring, where he attended Haldane High School.

Anthony is currently a police officer with NYPD, and prior to that worked as a laborer and carpenter and as a foreman for a property management firm. He has also engaged in significant volunteer work in his local community, including by organizing meals for homeless shelters and participating in the Polar Plunge to raise money for the Special Olympics.

As with all of our candidates, Mr. Lombardo passed our background check process which includes interviewing neighbors and associates, checking into the individual's finances and social media, checking into their criminal, domestic, academic and employment history, and, among other things, passing a rigorous psychological and polygraph exam.

We are looking forward to bringing Officer Lombardo on board soon and continuing to address our staffing shortfalls as rapidly as possible.

Thank you again for your consideration,

Chief Thomas Figlia, 335

Anthony Lombardo

Police Officer

Anthony Lombardo

[REDACTED]

[REDACTED]

Skills

- Community Engagement
 - Firearms Training
 - Conflict Resolution and De-Escalation
 - Crime Reporting and Documentation
-

Work Experience

Police Officer/ New York City Police Department
12/2021- PRESENT, 46 Precinct, Bronx, NY

- Secured crime scenes, assisted in gathering evidence, and questioned witnesses.
- Provided testimony in court proceedings.
- Established rapport with community members.
- Participated in continuous firearms proficiency, defensive driving, and arrest technique training.
- Monitored crowded areas and events to mitigate risk and ensure public safety.

Landscape Foreman/ LJ Lawn and Property Maintenance
05/2020 - 04/ 2021, Cold Spring, NY

- Managed landscape crews by delegating tasks.
- Perform routine maintenance duties on equipment, installed plants and material, and participated in the design of landscape projects.

Laborer/ Monteleone Contracting
05/ 2018 - 08/ 2019, Cold Spring, NY

- Assisted site manager with moving, securing, installing, and building materials to be used in home and business demolition or renovation.
-

Education

Dutchess Community College/ 58 Credits Towards A.A.S. in Criminal Justice
Spring 2020 - Fall 2021, Poughkeepsie, NY

Manhattan College/ 60 Credits Towards B.A in Civil Engineering
Fall 2018-Winter 2019, Bronx, NY

Haldane High School
Graduation Date: June 2018, Cold Spring, NY

References Available Upon Request

City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 24 - Appointing Cory Wirthmann to the Position of Acting Building Inspector II

ATTACHMENTS

[Resolution Appointing Cory Wirthmann to the Position of Acting Building Inspector II](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 24 OF 2025

**APPOINTING CORY WIRTHMANN TO THE POSITION OF
ACTING BUILDING INSPECTOR II**

WHEREAS, the City's current Building Inspector II submitted a letter of resignation from the position, effective February 7, 2025; and

WHEREAS, the Mayor may appoint a qualified individual to serve as Acting Building Inspector II until the position is filled by permanent appointment; and

WHEREAS, Cory Wirthmann is currently employed by the City of Beacon as Deputy Building Inspector, meets the qualifications for the position of Acting Building Inspector II, and is recommended for the position by the City Administrator and outgoing Building Inspector II.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Cory Wirthmann to the position of Acting Building Inspector II.

Resolution No. 24 of 2025				Date: February 3, 2025			
<input type="checkbox"/> Amendments				<input type="checkbox"/> 2/3 Required			
<input type="checkbox"/> On roll call				<input type="checkbox"/> 3/4 Required			
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 25 - Authorizing the City Administrator to Execute an License Agreement Renewal with Cornell Cooperative Extension of Dutchess County

ATTACHMENTS

Resolution Authorizing the City Administrator to Execute a License Agreement with Cornell Cooperative Extension of Dutchess County

Draft Cornell Cooperative License Agreement



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 25 OF 2025

**AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A LICENSE AGREEMENT
WITH CORNELL COOPERATIVE EXTENSION OF DUTCHESS COUNTY**

WHEREAS, the City of Beacon is the owner of the building, facilities, and real property located at 23 West Center Street (“Recreation Center”), which members of the public may rent and use space within to conduct programming; and

WHEREAS, Cornell Cooperative Extension of Dutchess County wishes to lease space at the Recreation Center for the organization’s Green Teen Program.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Beacon City Council hereby authorizes the City Administrator to execute a license agreement for use of the Recreation Center Program with Cornell Cooperative Extension of Dutchess County for the organization’s Green Teen Program.

BE IT FURTHER RESOLVED, that City Administrator is hereby authorized to execute any extensions or amendments to this Agreement subject to review and approval by the City Attorney as to form and substance.

Resolution No. 25 of 2025			Date: February 3, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							

LICENSE AGREEMENT FOR USE OF FACILITIES AT THE BEACON RECREATION CENTER

THIS LICENSE AGREEMENT (the “License Agreement”) is made by and between the CORNELL COOPERATIVE EXTENSION OF DUTCHESS COUNTY (the “Licensee”), a not-for-profit corporation with offices at 2715 Route 44, Millbrook, New York 12545 and the CITY OF BEACON (the “City” or “Licensor”), a municipal corporation of the State of New York with offices at 1 Municipal Plaza, Beacon, New York 12508 (collectively the “Parties” and each a “Party”).

WITNESSETH:

WHEREAS, the City is the owner of the building, facilities and real property located at 23 West Center Street in Beacon, New York (the “Property”); and

WHEREAS, the City operates the Property as a public recreation center (the “Recreation Center”) at which members of the public may rent and use space to conduct programming; and

WHEREAS, Licensee wishes to utilize space at the Recreation Center and the City is willing to grant such access and use to Licensee upon the terms and conditions of this License Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained here, and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **GRANT OF LICENSE:** The City hereby grants to Licensee a revokable non-transferrable license to enter upon and utilize that area of the Property as set forth in Schedule “A” annexed hereto and made a part hereof as set forth in Section 2 of Schedule “A” (the “Licensed Area”) and such other area as may be permitted in the sole discretion of the Beacon City Recreation Director. The Licensed Area reserved to Licensee are shown on the attached map, Appendix A, as green stars for areas reserved to Licensee, and common areas are shown as blue and red stars, except that the City reserves the right, in its sole discretion, to amend such areas reserved for Licensee upon reasonable prior notice to Licensee.

2. **SCOPE OF USE:** The City hereby permits Licensee, its employees and invitees, to access and utilize the License Area for the specific purposes set forth in Section 1 of Schedule “A” and during the hours and days provided in Section 3 of Schedule “A” (the “Permitted Use”). The Beacon City Recreation Director may, in their sole discretion, permit Licensee to access and utilize the License Area and/or Property for additional purposes, provided that the Recreation Director gives such prior written authorization Licensee and such additional use will not materially impact the City’s use of the Property or cause disruption to other City services or activities at the Property.

3. **TERM:** The License granted to Licensee herein shall commence on January 1, 2025 and expire on December 31, 2025 (the “Term”). This License Agreement may be renewed in writing for four (4) additional years, in one (1) year intervals, by the City Administrator, in its sole discretion, and after seeking input from the Beacon Recreation Director, agree it is appropriate to extend this License Agreement and upon such terms as the City Administrator deems necessary. In such case, no further resolution of the City Council is required.

4. **LICENSE FEE:** Licensee shall, in consideration of the License granted herein, pay unto the City a monthly license fee of \$250 (the “License Fee”) during the Term of this License Agreement. The License Fee is due and payable in a single lump sum payment to the City in an amount of Three Thousand (\$3,000.00) Dollars and 00/100 within thirty (30) days of this License Agreement being executed. Except as set forth in Section 5 below, in the event this License Agreement is terminated, the City shall refund the Licensee the proportionate unearned License Fee for any full calendar months remaining during the Term minus any costs incurred by the City to repair or remedy any damage caused by Licensee, or its employees and invitees, to the Property.

5. **TERMINATION:** Either Party may terminate this License Agreement for convenience and without cause upon thirty (30) days written notice to the other Party. The City may revoke the license granted by this License Agreement immediately upon written notice to Licensee for Licensee’s breach of any provision of this License Agreement. Notwithstanding Section 4 above, Licensee shall not be entitled to any refund of the License Fee in the event Licensee terminates this License Agreement or the City revokes this License Agreement for Licensee’s breach.

6. **LICENSED AREA AS-IS:** The Licensed Area is being made available hereunder for the Permitted Use on an “AS-IS” basis and subject to the other terms and conditions hereof. The City does not make, and hereby disclaims, any express, implied, statutory, or common law warranty, guarantee, or promise, representation or assurance INCLUDING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, concerning the suitability or condition of the Licensed Area for any purpose including, without limitation, the Permitted Use. Licensee represents and warrants that it has examined or has had an opportunity to examine the Licensed Area and is fully and completely satisfied with the condition, fitness and order thereof.

7. **NO ALTERATION OF PROPERTY:** Licensee shall not, and shall not permit any of its employees or invitees, to alter any portion of the Licensed Area, or any other portion of the Property, without the prior written consent of City Administrator. Licensee shall not, and shall not permit anyone else to, display or erect any lettering, signs, pictures, notices or advertisements upon any part of the Licensed Area, or any other portion of the Recreation Center, or attach anything to the fences enclosing the Recreation Center, without the prior written consent of an authorized representative of the City. Licensee shall not make any improvements to or on the Licensed Area, or any other portion of the Recreation Center, without the prior written consent of City Administrator.

8. **CARE OF LICENSE AREA:** Unless otherwise agreed by the City pursuant to this License Agreement or by other writing, Licensee shall, after each use of the Licensed Area, return the Licensed Area to substantially the same condition as it was prior to Licensee's use thereof. Licensee's obligation pursuant to this paragraph shall include, but shall not be limited to, disposal of garbage and moving or storage of furniture and equipment used by Licensee. In the event Licensee is granted an exclusive right to possess or use the Licensed Area, Recreation Center, or any portion thereof, then upon termination of the License Agreement, Licensee shall vacate the Licensed Area and return same to substantially the same condition as it was prior to Licensee's entry upon the Property.

9. **DAMAGE TO CITY PROPERTY:** Licensee shall be solely responsible and shall reimburse the City for the cost of repairs incurred by the City to correct damage to the Licensed Area, the Recreation Center, or any portion thereof, that is caused by Licensee, its officers, employees, agents and invitees. Licensee shall reimburse the City for the cost of such repairs within thirty (30) days after receipt of written demand for payment by the City.

10. **INDEMNIFICATION:** To the fullest extent permitted by Law, Licensee shall indemnify, hold harmless and defend the City, and its elected officials, officers, employees, agents and representatives from and against all claims, damages, penalties, losses or expenses (including but not limited reasonable attorney's fees) of any nature attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting therefrom, that is caused in whole or in part by any act or omission of Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable through use of this License Agreement. Without limiting the foregoing, Licensee's obligation to indemnify the City, and its elected officials, officers, employees, agents and representatives for any claims, damages, penalties, losses or expenses shall include violations of regulatory or statutory provisions of the New York State Labor Law, OSHA, or other governing rule or applicable law, by Licensee, anyone directly or indirectly employed by it or anyone for whose acts it may be liable for in connection to such claim, damage, penalty, loss and expense. The obligation of Licensee to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including Worker's Compensation or other employee benefit acts provided by Licensee. The obligations under this Section 10 shall survive the completion or earlier termination of this License Agreement.

11. **INSURANCE:** Licensee shall, at its sole expense, and prior to its utilization of the License Area or the Property, maintain the following minimum insurance coverages protecting Licensee and the City against any and all liability and claims for damages to persons or property occasioned on or about the Property, and furnish to the City a certificate of insurance(s) evidence same and reflecting the effective date of such coverage as follows:

- a. Worker's Compensation and Disability Policy, covering Licensee's operations in the State of New York. Policy limits must equal New York State Requirements.

- b. General Liability Policy, with limits of no less than \$1,000,000 each occurrence/\$2,000,000 aggregate limits for personal injury and property damage, and shall not exclude coverage for Products/Completed Operations or Independent Contractors.
- c. The City of Beacon and its elected officials, officers, employees, representatives and agents should be named as an "Additional Insured" on the policy and Certificate of Insurance should show this applies to the General Liability coverage on the certificate.
- d. Each insurance policy shall be written on a primary and non-contributing coverage basis, including any self-insured retentions.
- e. To the extent permitted by New York law, Video Ventures waives all rights of subrogation or similar rights against the City of Beacon, and its elected officials, officers, employees, representatives and agents.
- f. Excess Umbrella Liability, with limits of no less than \$500,000 each occurrence/\$1,000,000 aggregate and includes coverage for General, Automobile and Professional Liability.
- g. Where permitted, certificate(s) shall provide thirty (30) days written notice, by registered certified mail with return receipt requested, prior to cancellation or expiration be given to the City of Beacon, attention to the City Administrator. Policies which lapse and/or expire during the terms of work shall be recertified and received by the City of Beacon no less than thirty (30) days prior to expiration or cancellation.

Licensee shall furnish to the City a certificate of insurance as evidence of coverage within thirty (30) days of commencement of this License Agreement. The Certificate of Insurance shall name the City of Beacon, its elected officials, officers, employees, agents, and representatives as an Additional Insured by endorsement without limiting language.

All required insurance must be in effect and maintained during the Term and is subject to the approval of the City Attorney as to adequacy, form, and correctness. The cost of furnishing the above insurance shall be borne by Licensee. There will be no direct payment for this cost/expense.

In the event any of the required insurance policies are canceled or not renewed, Licensee shall provide a substitute insurance policy(ies) with terms and conditions and in amounts which comply with the terms of this Agreement and, specifically with regard to "claims made" policies, which provide for retroactive coverage to the date of cancellation or nonrenewal to fill any gaps in coverage which may exist due to the cancellation or nonrenewal of the prior "claims made" policy(ies). With respect to all "claims made" policies which are renewed,

Licensee shall provide coverage retroactive to the date of commencement of work under this Agreement.

All carriers listed in the certificates of insurance shall be A.M. Best Rated A VII or better and be licensed in the State of New York.

Licensee shall not do or permit to be done any act or thing upon the Licensed Area that will invalidate or be in conflict with any insurance policies covering the same. Licensee shall promptly comply with all insurance underwriters, rules, orders, regulations, or requirements relating to such insurance policies, and shall not do or permit anything to be done in or about the Licensed Area which shall increase the rate of insurance on the Property.

Licensee hereby acknowledges that failure to obtain and carry the required insurance set forth above on behalf of the City subjects Licensee to liability for damages, indemnification and other legal remedies available to the parties hereto and/or non-parties. The failure of the City to object to the contents of the policy of insurance and/or certificate of insurance, or Licensee failure to file a certificate of insurance shall not be deemed a waiver of the insurance requirements or any and all rights held by the City.

12. **NOTICES**: All notices required to be made in writing hereunder shall be given by electronic mail and by overnight or express mail services, addressed to the Parties as designated below. Each such notice or communication shall be deemed effective on the next business day after being dispatched. Notices shall be addressed to each Party as follows:

As to the City:

City of Beacon
1 Municipal Plaza
Beacon, NY 12508
Attn: Chris White, City Administrator
Email: cwhite@beaconny.gov
With copy/cc to: Mark Price, Beacon Recreation Director
Email: mprice@beaconny.gov

-and-

Keane & Beane, P.C.
445 Hamilton Avenue, Suite 1500
White Plains, NY 10601
Attn: Nicholas M. Ward-Willis, Esq.
Email: nward-willis@kblaw.com

As to Licensee:

Cornell Cooperative Extension
2715 Route 44
Millbrook, New York, 12545

Attn: Mary Lou Carolan
Email: mc2866@cornell.edu

13. **DISCLAIMER**: TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT, SHALL THE CITY, OR ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, AND REPRESENTATIVES BE LIABLE, EITHER DIRECTLY OR INDIRECTLY, AS AN INDEMNITOR OF ANY OTHER PARTY, OR OTHERWISE, FOR ANY SPECIAL, PUNITIVE, INDIRECT AND/OR CONSEQUENTIAL DAMAGES ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT, INCLUDING DAMAGES ATTRIBUTABLE TO LOSS OF USE, LOSS OF INCOME, OR LOSS OF PROFIT EVEN IF SUCH PARTY HAS ADVISED ANY OTHER PARTY OF THE POSSIBILITY OF SUCH DAMAGES

14. **FORCE MAJEURE**: Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (which causes are hereinafter referred to as "Force Majeure"), to the extent beyond its reasonable control: acts of God, riots, war, terrorist act, epidemic, pandemic (including the Covid-19 pandemic), quarantine, breakdown of communication facilities, breakdown of internet service provider, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, or explosion. For the avoidance of doubt, Force Majeure shall not include (a) financial distress nor the inability of either Party to make a profit or avoid a financial loss, (b) changes in market prices or conditions, or (c) a Party's financial inability to perform its obligations hereunder.

15. **NO INTEREST IN REAL PROPERTY**: This License Agreement does not create any interest in real property, nor does it grant, convey, or otherwise transfer any interest in real property (including without limitation, any leasehold interest or easement) to Licensee. Unless otherwise expressly agreed herein, this License Agreement does not confer upon Licensee or any invitee thereof the right to exclusive possession or use of the Licensed Area, the Recreation Center, or any portion thereof, as against the City or any other person or entity. This License Agreement shall not be recorded in the Dutchess County Clerk Office and shall be revocable by the City in accordance with Section 5 above.

16. **COMPLIANCE WITH LAWS**: Licensee shall conform to any and all applicable Federal, State or local laws or regulations in connection with this License Agreement, and shall procure at its own expense any license(s) or permit(s) necessary for its operations.

17. **NON-DISCRIMINATION REQUIREMENTS**: Licensee agrees for itself, and its successors and assigns that it shall not discriminate upon the basis of age, race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, disability, predisposing genetic characteristics, familial status, or domestic violence victim status.

18. **ENTIRE AGREEMENT; AMENDMENTS:** This License Agreement represents the entire agreement and understanding of the Parties hereto, and all previous understandings, agreements, and communications, written or oral, are hereby terminated and superseded by this Agreement. This License Agreement shall not be modified, superseded or otherwise amended, except by written agreement signed by all Parties hereto.

19. **NON-ASSIGNMENT; NO THIRD-PARTY BENEFICIARIES:** Neither Party may assign this License Agreement or any portion of any of the obligations to be performed under this License Agreement without the prior consent of the other Party. Nothing in this License Agreement shall act to confer any rights or privileges upon any person or entity not a party to this License Agreement.

20. **WAIVER:** The failure of either Party to enforce, at any time, any provision of this License Agreement shall not constitute a waiver of such provision in any way or waive the rights of either party at any time to avail itself of such remedies as it may have for any breach or breaches of such provision. None of the conditions of this License Agreement shall be considered waived by either Party unless such waiver is given in writing by the waiving Party. No such waiver shall be a waiver of any past or future default, breach, or modification of any of the terms or conditions of this License Agreement unless expressly stipulated in such waiver.

21. **COUNTERPARTS:** This License Agreement may be signed and delivered, or a signature may be transmitted or communicated, by means of electronic transmission, including but not limited to a Portable Document Format (PDF) copy of an original signature. In the event of counterpart and/or electronic signatures, this License Agreement will be treated for all purposes as an original agreement, and will have the same binding legal effect as if it contained a single signature page with “wet ink” original signatures.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed by their duly authorized representatives on the day and year last written below.

LICENSEE:
(Cornell Cooperative Extension)

CITY OF BEACON

Signature

Signature

Name

Christopher White
Name

Title

City Administrator
Title

Date

Date

DRAFT

SCHEDULE A

DESCRIPTION OF PERMITTED USE

1. **Purpose.** The City hereby grants Licensee a license to access and use the Licensed Area, as described below, for the following purpose(s) (provide a detailed explanation of the proposed uses, including specific events and exercises Licensee may seek to perform on the premises. Failure to include information in this description may preclude certain uses at a later date):
 - a) **Offices for Green Teens Program in such areas as are assigned by the Director.**
 - b) **Classroom and education space for Green Teens Program in such areas as are assigned by the Recreation Director.**
 - c) **Educational garden plots in South Ave Park as are assigned by the Recreation Director.**
2. **Licensed Area.** The Licensed Area shall consist of the following room(s), facilities, space and grounds at the Recreation Center as are assigned by the Recreation Director:
 - a) **Green Teens locked office space, storage space share second floor, garden plot area and parking lot for organization vehicles, as shown on the attached map as green stars.**
 - b) **Green Teens use of common meeting rooms (gym, classroom, and kitchen, etc.) and outdoor areas pending Recreation Center calendar availability & approval by Recreation Director, as shown on the attached map as blue stars and red stars.**

In addition to the foregoing, the Licensed Area shall further include those common areas of the Recreation Center as are assigned or permitted by the Recreation Director, such as restrooms, lobbies, hallways, stairwells and athletic fields (hereinafter "Common Areas") which are reasonably necessary for Licensee to carry on its programming at the Recreation Center.

Will Licensee's use of the Licensed Area (excluding Common Areas) be exclusive (circle)?

Yes - for locked office space and garden plots

No

3. **Days and Hours of Use.** Unless otherwise agreed, Licensee shall have access to and use of the Licensed Area seven days per week as follows:
 - a. If based on specific dates each month, the following dates:

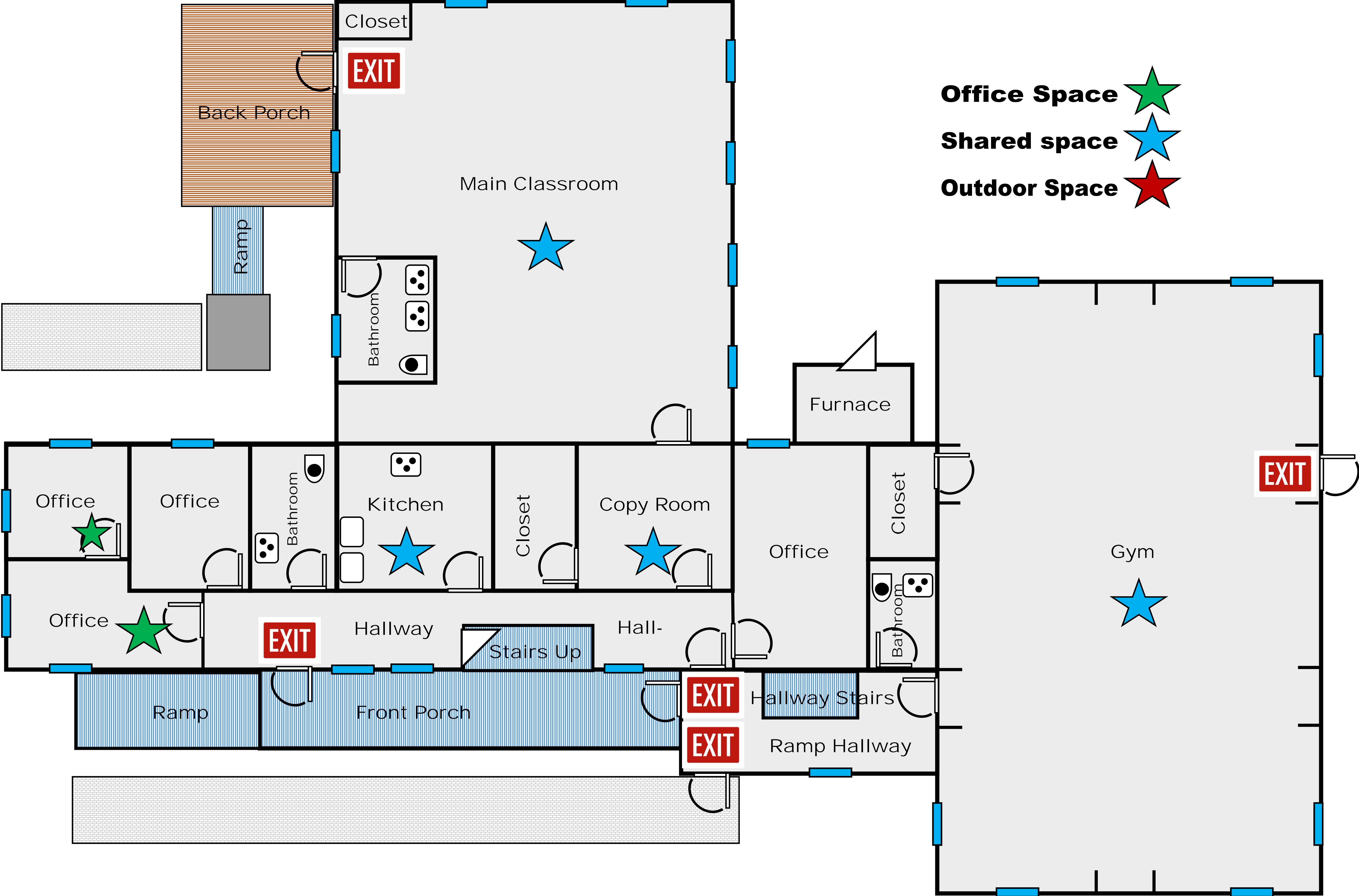
All licensed area usage is pending Recreation Center calendar availability & approval by Recreation Director.
 - b. If based on weekly use, then the following days each week:

All licensed area usage is pending Recreation Center calendar availability & approval by Recreation Director.
 - c. Between the hours of **7:00 AM and 7:00 PM**, or during such hours as may be otherwise approved in writing by the Recreation Director and depending on Recreation Center availability.

4. **License Fee.** Licensee shall pay a monthly fee of **\$250** for the Permitted Use.

Appendix A

Parking Lot★



Appendix A

Office Space 

Shared space 

Outdoor Space 



City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 26 - Adopting Local Law No. 1 of 2025 Concerning Property Tax Exemptions for Senior Citizens

ATTACHMENTS

Resolution Adopting Local Law No. 1 of 2025 Concerning Property Tax Exemptions for Senior Citizens

Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions

Draft Local Law Concerning Property Tax Exemptions for Senior Citizens



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 26 OF 2025

**ADOPTING LOCAL LAW NO. 1 OF 2025 TO AMEND THE BEACON CITY CODE
CONCERNING PROPERTY TAX EXEMPTIONS FOR SENIOR CITIZENS**

WHEREAS, pursuant to Resolution No. 2025-022, passed on January 21, 2025, the City of Beacon City Council set a public hearing for February 3, 2025 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning property tax exemptions for senior citizens; and

WHEREAS, notice for said Public Hearing was published by newspaper to provide notice for the public to attend and comment upon the proposed Local Law; and

WHEREAS, on February 3, 2025, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 1 of 2025 to amend the Beacon City Code concerning property tax exemptions for senior citizens.

Resolution No. 26 of 2025			Date: February 3, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
\$21,501 to \$22,500	40%
\$22,501 to \$23,500	35%
\$23,501 to \$24,400	30%
\$24,401 to \$25,300	25%
\$25,301 to \$26,200	20%

City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes.

Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$0 to \$18,500	50%
\$18,501 to \$19,500	45%
\$19,501 to \$20,500	40%
\$20,501 to \$21,500	35%
\$21,501 to \$22,400	30%
\$22,401 to \$23,300	25%
\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING SENIOR CITIZEN TAX EXEMPTION

A LOCAL LAW to amend
Chapter 199, Article I –
Senior Citizens Tax
Exemption, Sections 199-
3A and 199-3E of the
Beacon City Code.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 199 of the Beacon City Code, Article I – Senior Citizens Tax Exemption, Section 199-3, entitled “Amount of exemptions; conditions,” Subsections A and E, are hereby amended as follows:

§ 199-3 **Amount of exemption; conditions.**

- A. The percentage of exemption shall be based on the annual income ranges as specified herein, as follows:

Annual Income	Percentage of Exemption
\$41,600 or less Less than \$20,500	50%
\$41,601 to \$42,599 \$20,501 to \$21,500	45%
\$42,600 to \$43,599 \$21,501 to \$22,500	40%
\$43,600 to \$44,599 \$22,501 to \$23,500	35%
\$44,600 to \$45,499 \$23,501 to \$24,400	30%
\$45,500 to \$46,399 \$24,401 to \$25,300	25%
\$46,400 to \$47,299 \$25,301 to \$26,200	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0

...

- E. At least 60 days prior to the appropriate taxable status date, the ~~Town~~-Assessor's office shall mail to each person who was granted exemption pursuant to this section on the latest completed assessment roll an application form and a notice that such application must be filed on or before the taxable status date and be approved in order for the exemption to be granted. Failure to mail any such application form or notices or the failure of such person to receive any of the same shall not prevent the levy, collection and enforcement of the payment of the taxes on property owned by such person.

...

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article I of Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 27 - Adopting Local Law No. 2 of 2025 Concerning Property Tax Exemptions for Disabled Persons with Limited Income

ATTACHMENTS

Resolution Adopting Local Law No. 2 of 2025 Concerning Property Tax Exemptions for Disabled Persons with Limited Income

Keane & Beane, P.C. Memorandum Regarding Property Tax Exemptions

Draft Concerning Property Tax Exemptions for Disabled Persons with Limited Income



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 27 OF 2025

**ADOPTING LOCAL LAW NO. 2 OF 2025 TO AMEND THE BEACON CITY CODE
CONCERNING PROPERTY TAX EXEMPTIONS FOR DISABLED PERSONS WITH
LIMITED INCOME**

WHEREAS, pursuant to Resolution No. 2025-023, passed on January 21, 2025, the City of Beacon City Council set a public hearing for February 3, 2025 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning property tax exemptions for disabled persons with limited income; and

WHEREAS, notice for said Public Hearing was published by newspaper to provide notice for the public to attend and comment upon the proposed Local Law; and

WHEREAS, on February 3, 2025, the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 2 of 2025 to amend the Beacon City Code concerning property tax exemptions for disabled persons with limited income.

Resolution No. 27 of 2025			Date: February 3, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
		Motion Carried					

MEMORANDUM

TO: Mr. Christopher White, Beacon City Administrator

FROM: Judson K. Siebert, Esq. *JS*

RE: Increase of Real Property Tax Exemption Income Limits -
Senior Citizens and Disabled Persons of Limited Income

DATE: January 10, 2025

The City of Beacon extends real property tax exemptions to (1) senior citizens (age 65 and older) with limited incomes, Beacon City Code, Chapter 199, Article I, §§199-1, *et seq.* and (2) disabled persons with limited incomes, Beacon City Code, Chapter 199, Article V, §§199-11, *et seq.*. These exemptions may be implemented by individual taxing jurisdictions, at local option, under §467 of the N.Y. Real Property Tax Law (Persons sixty-five years of age or over) and §459-c of the N.Y. Real Property Tax Law (Persons with disabilities).

These provisions of the N.Y. Real Property Tax Law establish a series of specified exemption levels and accompanying income limits that may be utilized by taxing jurisdictions, like the City of Beacon, when implementing the senior citizen and disabled persons tax exemptions. In this regard, they (1) place a maximum income ceiling for each exemption (qualifying owners with income less than this ceiling may obtain a 50% property tax exemption) and (2) authorize taxing jurisdictions, should they elect to do so, to further extend these exemptions by adopting a sliding scale under which incremental income increases above the maximum ceiling may be applied to obtain reduced exemptions (ranging from 45% to 5% of a property's assessment).

Senior Citizens with Limited Incomes

The City of Beacon applies the sliding scale approach in the exemption currently afforded to senior citizens with limited incomes. Under Beacon City Code §199-3, 50% of a property's assessment is exempt from taxation provided it is owned by an individual 65 years or older and the combined income of the household is less than \$20,500. Thereafter, a sliding scale is applied. This prevailing scale, which has been in place since 2001, is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Less than \$20,500	50%
\$20,501 to \$21,500	45%
\$21,501 to \$22,500	40%
\$22,501 to \$23,500	35%
\$23,501 to \$24,400	30%
\$24,401 to \$25,300	25%
\$25,301 to \$26,200	20%

City Assessor Kathy Martin is recommending that this schedule be updated and amended to align with income levels to be applied by the County of Dutchess (for County taxes) beginning with 2025 County-wide assessment rolls. The County of Dutchess will now apply the following schedule for this exemption:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

These levels are specifically authorized under §467 of the N.Y. Real Property Tax. If adopted by the City of Beacon, this schedule will expand the exemption relief available to seniors of limited incomes and further ease local assessment administration by applying the same standards for City and County taxes.

If adopted (by enactment of a Local Law amending the Beacon City Code schedule), the revised income limits will apply to City taxes alone. Each taxing jurisdiction must independently adopt this exemption and qualifying limits for its taxes.

Parenthetically, the Beacon City School District does not extend this exemption to senior citizens with limited incomes.

Disabled Persons with Limited Incomes

The City of Beacon also applies a statutorily prescribed sliding scale for the exemption it provides to disabled persons with limited incomes. Pursuant to Beacon City Code §199-13, the current exemption schedule is as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$0 to \$18,500	50%
\$18,501 to \$19,500	45%
\$19,501 to \$20,500	40%
\$20,501 to \$21,500	35%
\$21,501 to \$22,400	30%
\$22,401 to \$23,300	25%
\$23,301 to \$24,200	20%
\$24,201 to \$25,100	15%
\$25,501 to \$26,000	10%
\$26,001 to \$26,900	5%

This exemption schedule has been in effect since 1999.

City Assessor Martin likewise recommends increasing these limits to those to be applied by the County of Dutchess beginning with the 2025 assessment year. The basis for this recommendation is the same as that underlying the proposed adjustments to the senior citizens of limited income exemption levels.

Again, if implemented, the revised schedule will only apply to City real property taxes. The County has enacted the revised limits; the Beacon City School District does not extend this exemption to disabled persons for purposes of school taxes.

The proposed limits, to apply beginning with the City 2025 assessment roll, are as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less	50%
\$41,601 to \$42,599	45%
\$42,600 to \$43,599	40%
\$43,600 to \$44,599	35%
\$44,600 to \$45,499	30%
\$45,500 to \$46,399	25%
\$46,400 to \$47,299	20%
\$47,300 to \$48,199	15%
\$48,200 to \$49,099	10%
\$49,100 to \$49,999	5%
\$50,000 or more	0%

Summary

These adjusted schedules must be implemented through the enactment of Local Laws amending the Beacon City Code. Draft Local Laws enacting these revisions are attached for consideration by the City Council.

Please contact me with any questions.

cc: Mr. Ben Swanson
Mayor Lee Kyriacou
City Council
City Assessor Kathy Martin
Nicholas M. Ward- Willis, Esq.
Christian A.L. Gates, Esq.

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 199 OF THE BEACON CITY CODE
CONCERNING EXEMPTIONS FOR DISABLED PERSONS WITH LIMITED
INCOME

A LOCAL LAW to amend Chapter 199, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13 of the City Code to increase the amount of exemption for qualified owners.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 199 of the Beacon City Code, Article V – Exemption for Disabled Persons with Limited Income, Section 199-13, entitled “Amount of exemptions,” is hereby amended to increase the annual income ranges as follows:

§ 199-23 **Amount of exemptions.**

The percentage of exemption shall be based on the annual income ranges as specified herein, as follows:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
\$41,600 or less \$0 to \$18,500	50%
\$41,601 to \$42,599 \$18,501 to \$19,500	45%
\$42,600 to \$43,599 \$19,501 to \$20,500	40%
\$43,600 to \$44,599 \$20,501 to \$21,500	35%
\$44,600 to \$45,499 \$21,501 to \$22,400	30%
\$45,500 to \$46,399 \$22,401 to \$23,300	25%
\$46,400 to \$47,299 \$23,301 to \$24,200	20%
\$47,300 to \$48,199 \$24,201 to \$25,100	15%
\$48,200 to \$49,099 \$25,101 to \$26,000	10%
\$49,100 to 49,999	<u>5%</u>

\$50,000

0%

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Article V of Chapter 199 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 5. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

City of Beacon City Council Agenda
02/03/2025

Title:

Resolution No. 28 - Authorizing an Application for 2025 Community Development Block Grant Funding

ATTACHMENTS

Resolution Authorizing an Application for 2025 Community Development Block Grant Funding

2025 Community Development Block Grant Program Municipal Application Instructions and Guidance

2025 Community Development Block Grant Eligible Area Maps



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 28 OF 2025

**AUTHORIZING AN APPLICATION FOR
2025 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

WHEREAS, Dutchess County has announced the opening of its application period for the 2025 Community Development Block Grant (“CDBG”) program for municipalities that participate in the Dutchess County Urban Consortium, which includes the City of Beacon; and

WHEREAS, funded by the United States Department of Housing and Urban Development (HUD), the CDBG program’s intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities, and by addressing needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services; and

WHEREAS, the use of CDBG funds is also limited to low- and moderate- income areas of the City, as delineated in the County’s CDBG mapping, which is why the City has selected public infrastructure projects in this area of the City over the past several years; and

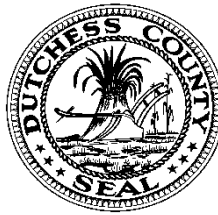
WHEREAS, the CDBG program requires that municipalities must hold a public hearing prior to the submission of an application to provide residents, particularly low- and moderate- income residents, an opportunity to suggest projects for CDBG funds; and

WHEREAS, the City of Beacon held a public hearing regarding use of the 2025 CDBG fund on February 3, 2025 and received public input from citizens and groups at that time; and

WHEREAS, the City of Beacon has prepared an application to use CDBG funding for the rehabilitation of sidewalks along Wolcott Avenue between South Avenue and the entrance to Forrestal Heights, which addresses both important community concerns and the overarching goals of the CDBG program.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Administrator to submit an application for the 2025 Community Development Block Grant Program.

Resolution No. 28 of 2025			Date: February 3, 2025				
<input type="checkbox"/> Amendments			<input type="checkbox"/> 2/3 Required				
<input type="checkbox"/> On roll call			<input type="checkbox"/> 3/4 Required				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Molly Rhodes					
		Jeffrey Domanski					
		Pam Wetherbee					
		George Mansfield					
		Mayor Lee Kyriacou					
Motion Carried							



2025 Community Development Block Grant (CDBG) - Municipal Application Instructions & Guidance

Program Overview

Funded by the United States Department of Housing and Urban Development (HUD), the Community Development Block Grant (CDBG) program's intent is to develop viable, more resilient communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income people and communities. Activities may address needs such as infrastructure, economic development, public facilities, housing rehabilitation, and public services.

To apply, you must be a municipality that is a member of the Dutchess County Urban Consortium. Below is a complete list of all municipalities that are members of the consortium. Municipalities may sponsor a non-profit's infrastructure grant request in lieu of applying for a municipal project in their community.

2025 Dutchess County Consortium Members		
Towns	Towns	City Villages
Amenia	Pawling	Beacon
Beekman	Pine Planes	Fishkill
Clinton	Pleasant Valley	Millbrook
Dover	Poughkeepsie	Millerton
East Fishkill	Red Hook	Pawling
Fishkill	Rhinebeck	Red Hook
Hyde Park	Stanford	Rhinebeck
LaGrange	Union Vale	Tivoli
Milan	Wappinger	Wappingers Falls
North East	Washington	

Funding

We anticipate a CDBG funding allocation of approximately between \$1,000,000 and \$1,500,000; however, actual funding is contingent on the federal budget, which is historically delayed. The below chart reflects applicant funding limits. There is no guarantee an applicant will be awarded their maximum grant request.

Funding Maximums		
Activity Type	One Applicant	Joint Applicants
Affordable Housing ¹ , Public Facilities ² , Water/Wastewater	\$200,000 ³	\$400,000 ³
Economic Development/Job Creation	\$150,000	\$300,000 ³
Removal of Existing Architectural Barriers, Parks, and Recreation	\$125,000	\$250,000 ³
¹ Affordable housing and infrastructure specific to promoting affordable housing will be prioritized over other applications.		
² Excludes projects involving the removal of architectural barriers and parks and recreation, which have lower funding limits.		
³ Grantees awarded funds equal to or greater than \$200,000 MUST comply with Section 3 requirements , and to the greatest extent possible, provide training, employment, and other economic opportunities to low and very low-income persons. Unless you plan to follow Section 3 requirements you should not apply for funding ≥ \$200,000.		

Build America, Buy America Act (BABA)

The Build America, Buy America Act (BABA) requires that all iron, steel, manufactured products, and construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver. This requirement is known as the “Buy America Preference (BAP),” and the specific requirements are codified in 2 CFR § 184.

Timeline

Date	Activity
January 6, 2025	Application Window Opens
January 22, 2025	County Public Hearing & Workshop at 10:00 a.m. at 85 Civic Center Plaza, Suite 107, Poughkeepsie, NY 12601, or virtually via this link .
January - February 2025	Applicant Public Hearing ³
February 3, 2025	Letter of Intent (LOI) - Due by 4:00 p.m.
March 3, 2025	Applications - Due by 4:00 p.m.
March – April 2025	Application Review
April 2025	County Executive Announcement of Awards
May 2, 2025 – June 2, 2025 ²	Draft Action Plan Released, 30-day Comment Period
May 14, 2025 ²	Public Hearing on Draft Action Plan
May 28 – June 2, 2025 ²	Processing of Public Comments
June 17, 2025 ²	Submission of the 2025 Action Plan to HUD
August 1, 2025 ²	Program Year Begins
² Please note this is a preliminary schedule that is contingent on the approval of the 2025 federal budget.	
³ Municipalities MUST host a public hearing to solicit public input on community needs as it relates to applying for CDBG funds.	

Priorities and Eligibility

Eligibility Determination – One of the most important things to remember is that the Community Development Block Grant (CDBG) is designed to assist with the development of **projects that primarily benefit low and moderate-income residents**. Information on eligibility is available in Table A, page 2.

Eligible Applicants – Any municipality that is a member of the 2025 CDBG Urban County Consortium can submit **one (1) application**, except that a second application may be submitted for an eligible housing activity. Housing activities require the submission of a separate application.

Proposed activities must meet:

1. Federal eligibility requirements (Table A), AND
2. A Consolidated Plan priority (Table B)

A. Federal Eligibility – Use the following chart to see if your project meets federal eligibility requirements:

Table A - Federal Eligibility Requirements	
To be eligible, you must be able to check one box in each column. Eligibility must be confirmed by submitting a Letter of Intent (LOI) via the Dutchess County Grant Portal .	
Column A	Column B
Eligible Activities	Low/Mod Resident Benefit (National Objective)
<input type="checkbox"/> Acquisition of Real Property	<input type="checkbox"/> Projects located in an area defined by and primarily benefiting low and moderate-income communities as illustrated in maps provided by the Department.
<input type="checkbox"/> Public Facilities and Improvements	<input type="checkbox"/> Project benefits residents HUD presumes are low/moderate income: abused children, victims of domestic violence, elderly, severely disabled adults, homeless, illiterate adults, persons living with AIDS, and migrant farm workers.
<input type="checkbox"/> Clearance, Rehabilitation, and Reconstruction of Housing	<input type="checkbox"/> An income survey has documented that the area is low/moderate income. Income surveys must follow federal standards .
<input type="checkbox"/> Removal of existing architectural barriers (this category is not eligible for new construction or substantial reconstruction of a non-functioning facility)	
<input type="checkbox"/> Economic Dev. Assistance (must document job creation)	

B. Consolidated Plan Priorities - Use the following chart to see if your project meets a priority:

Table B - Consolidated Plan Priorities
Economic Development/Job Creation
<input type="checkbox"/> Economic development activities that result in job creation for low- and moderate-income persons and activities that assists low- and moderate-income persons start businesses.
Public Facilities and Improvements
Public Facilities
<input type="checkbox"/> Repairs to existing or construction of new sidewalks, crosswalks, curb cuts, bike-friendly features, and bus shelters to improve pedestrian connections.
<input type="checkbox"/> Improvements to existing facilities, municipal parks, and recreation areas, particularly handicapped accessible improvements. New recreation facilities will be considered based on demonstrated need.
<input type="checkbox"/> Improvements designed to mitigate flooding and improve the resiliency of critical infrastructure, facilities, neighborhoods, and housing.
Public facility projects that address any of the below-listed activities will be prioritized (check all that apply):
<input type="checkbox"/> Reinforce traditional or emerging centers with a mixture of uses and building types, support main streets, and build on existing infrastructure
<input type="checkbox"/> Were developed through an asset inventory, capital planning process or other local plan.
<input type="checkbox"/> Contain green features.
Water and Wastewater
<input type="checkbox"/> Development of central water and wastewater systems.
<input type="checkbox"/> Maintenance of central water and wastewater systems with properly set user charges.
<input type="checkbox"/> Alternative wastewater systems.
<input type="checkbox"/> New techniques to contain drainage such as green streets, pervious parking lots and walkways, and rain gardens, with a priority for areas where runoff and infiltration of storm water into sewer systems is a problem.

Rental Housing
<input type="checkbox"/> Creation of new rental housing through new construction, rehabilitation of vacant residential buildings, and adaptive reuse of commercial or industrial properties.
Rental housing projects that prioritize housing with the following characteristics (check all that apply):
<input type="checkbox"/> Intergenerational or non-restricted housing.
<input type="checkbox"/> Housing in communities or neighborhoods with limited affordable opportunities.
<input type="checkbox"/> Housing that sets aside units for hard-to-serve special needs populations.
<input type="checkbox"/> Located in centers, transit routes, and near employment/services
<input type="checkbox"/> Incorporates active design, universal design, and/or green infrastructure
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Owner-Occupied Housing
<input type="checkbox"/> Volunteer rehabilitation programs (i.e., Rebuilding Together and Habitat for Humanity)
<input type="checkbox"/> Homeownership created as part of specific efforts to revitalize neighborhoods and expand housing choice.
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force
Homeless – Transitional and Permanent Housing
<input type="checkbox"/> Permanent or transitional housing for the homeless.
Priority will be given to (check all that apply):
<input type="checkbox"/> Permanent housing.
<input type="checkbox"/> Housing that addresses needs also identified in the Dutchess County Continuum of Care Application and the 10-Year Plan to End Homelessness.
<input type="checkbox"/> Housing that sets aside units for hard-to-serve special needs populations.
<input type="checkbox"/> Housing developed by agencies that demonstrate collaboration and are active participants in the Dutchess County Housing Consortium (DCHC).
<input type="checkbox"/> Created via the Dutchess County - Poughkeepsie Land Bank or City of Poughkeepsie Anti-Blight Task Force

The County has an obligation to address all the priorities over the Plan period. The County reserves the right to fund activities as necessary to meet this objective.

Application Process

The County uses a three-step application process:

- **Step 1** – A public hearing is REQUIRED prior to submitting the full application.
- **Step 2** - Submit eligibility information via the LOI feature in the [Dutchess County Grant Portal](#). After signing into the portal, click the blue APPLY button in the upper right to start the process. Applicants must complete this process by **Monday, February 3, 2025**, so the County has time to review and approve eligibility. Applicants will only be able to proceed to the application once the LOI has been approved by the County.
- **Step 3** – You will be able to complete the application via the EDIT APPLICATION link which will appear once the LOI is approved by the County. The application and attachments must be submitted via the grant portal by **4:00 p.m. on Monday, March 3, 2025**

Required Public Participation | Public Hearing

- **Municipalities must hold a public hearing to solicit project ideas PRIOR to submitting the application.** The purpose of the hearing is to provide residents, particularly low- and moderate-income residents, an opportunity to suggest projects for CDBG funds. To ensure this requirement is met, municipalities should schedule a public hearing early in the application process. After the public hearing (at the same or subsequent meeting) the municipality must consider potential projects, select a project, and pass a resolution approving the application **prior** to submission. **Applications submitted without a public hearing are ineligible and will be rejected.**
- For joint applications, each municipality must hold a public hearing and pass a resolution.
- Municipalities are required to invite representatives from any proposed projects to the hearing.
- A copy of the public notice and authorizing resolution must be submitted with the application. The County

has drafted a [sample resolution](#) for your convenience. However, the use of this resolution is not required.

CDBG MUNICIPAL POLICIES AND PROCEDURES

The CDBG program has detailed Policies and Procedures. Below is a summary of several important items:

1. **Implementation and Architectural/Engineering Costs** - Activity implementation and engineering costs for consultants will be limited to 20% of the activity's final approved allocation. Municipal personnel are not eligible to be reimbursed for activity implementation.
2. **Start Date** – Activities may not begin or incur costs prior to August 1, 2025 (beginning of the program year).
3. **Completion/Expenditure Deadline**– Activities allocated funds under this application must be completed and all funds expended within 20 months from the start date or by March 31, 2027.
4. **Environmental Reviews** – The County must conduct an environmental review under the National Environmental Policy Act (NEPA) and the municipality must ensure compliance with the NYS Environmental Quality Review Act (SEQRA). Activities may not begin construction until the environmental review is complete.
5. **City of Beacon Annual Allocation** - The City of Beacon receives 15% of the annual CDBG allocation after the deduction of the County's administrative expenses. All program guidelines apply to the City's activities except for maximum grant award and number of applications submitted.
6. **Public Service Activities**– Up to 15% of the annual allocation, after the deduction of the County's administrative expenses, may be set aside for public service activities. If a public service agency is applying for a construction activity, that is considered a municipal activity and must be sponsored by the municipality where the activity is located. Parties interested in non-construction public service activities should apply directly to the CDBG Public Service or Agency Partner Program using the APG/CDBG Public Service Application.

APPLICATION REVIEW

Applications are reviewed for completeness. Applicants whose applications are missing information or those that contain technical errors will be notified by email and given seven (7) calendar days to correct the omission/error. Failure to submit the missing items by the deadline will result in ineligibility. **However, please note, Public Hearing documentation, including the resolution authorizing the submission of the application must be submitted with the application, prior to the due date, per HUD regulations.**

The application process is competitive and based on the below considerations. A site visit and staff evaluations are conducted. Preliminary staff recommendations are presented to the [Community Development Advisory Committee \(CDAC\)](#). The CDAC reviews the recommendations and requests additional information if necessary. CDAC funding recommendations are sent to the County Executive for final approval.

REVIEW CONSIDERATIONS

Staff will begin the evaluation of each activity by asking:

1. Is the proposed activity eligible under HUD CDBG guidelines?
2. Does the activity address a HUD National Objective (Low/Mod Benefit)?

ACTIVITIES THAT DO NOT MEET THE ABOVE TWO CRITERIA ARE INELIGIBLE.

Questions 3 through 14 aids in further evaluation and development of funding recommendations.

3. Does the proposed activity meet a priority of the [Consolidated Plan](#)?
4. Does the activity benefit a substantial number of low to moderate income persons?
5. Is the estimated completion time for the activity realistic and allow for completion by the deadline?
6. Does the proposed activity build on previous investments or is it part of a larger development plan?

7. Does the municipality have outstanding CDBG funds?
8. Does the activity represent an innovative approach to a problem?
9. Is the activity consistent with the County's [Consolidated Plan](#), [Analysis of Impediments to Fair Housing](#) and other County Plans such as [Greenway Connections and Centers and Greenspaces](#), and the DCTC Metropolitan Transportation Plan [Moving Dutchess Forward](#)?
10. Is the activity a cooperative effort from two or more municipalities?
11. Has the municipality leveraged other sources of funds? Are they secure?
12. How is the municipality's organizational capacity; was the administration of previously activities positive?
13. Is the activity cost effective? Are costs in line with comparable activities?
14. Has the municipality acted to affirmatively further fair housing?

Housing projects will have the following additional questions:

1. Are the development and construction costs in line with similar projects?
2. If the applicant has received HOME or CDBG funds in the past, were those projects completed in a timely fashion and with quality workmanship? Has the applicant maintained the projects in an appropriate manner and complied with all rental/sale price and income regulations?
3. Is the municipality where the project is located supportive of the project? Specifically, is it likely to receive the necessary planning and zoning approvals?
4. Does the municipality have a plan or incentives to create moderately priced housing?
5. Does the project benefit any underserved populations?
6. Are HOME funds proposed to be used in the development of this project?
7. Does the project further fair housing choice throughout Dutchess County?
8. Does the project further the goals of the Dutchess County Continuum of Care?

Technical Assistance – Staff is available to provide technical assistance during the application process.

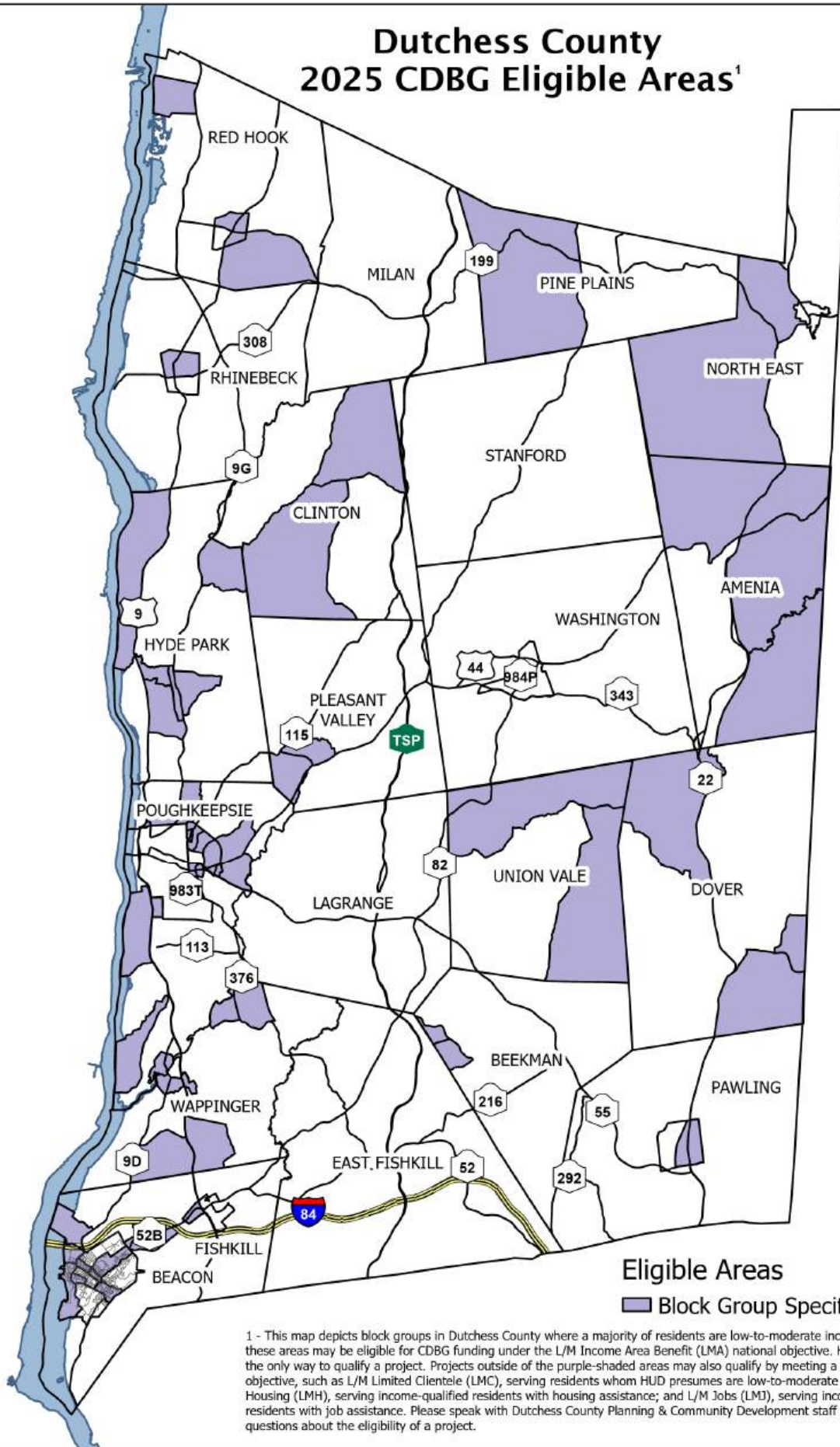
For more information, contact:

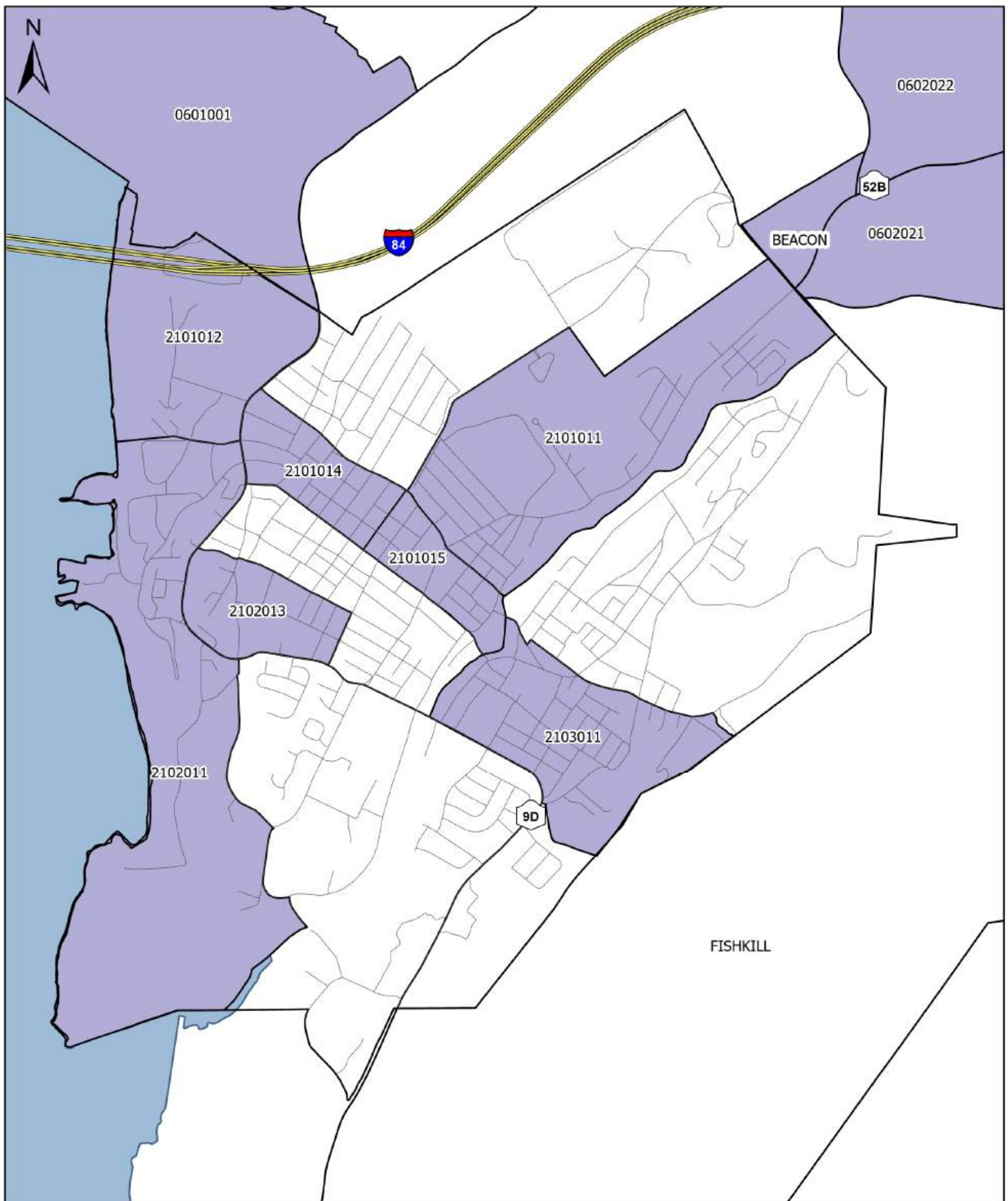
Dutchess County Department of Planning & Development
 85 Civic Center Plaza, Suite 107
 Poughkeepsie, NY 12601

Email: communitygrants@dutchessny.gov

Website: <https://www.dutchessny.gov/Departments/Planning/community-development-block-grant.htm>

Dutchess County 2025 CDBG Eligible Areas¹





2025 CDBG Eligible Areas Beacon

Eligible Areas
 Block Group Specific Projects

City of Beacon City Council Agenda
02/03/2025

Title:

January 21, 2025 Minutes

ATTACHMENTS

[January 21, 2025 Minutes](#)



**COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM**

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward 1
Councilmember Jeffrey Domanski, Ward 2
Councilmember Pam Wetherbee, Ward 3
Councilmember George Mansfield, Ward 4
City Administrator Chris White

**January 21, 2024
7:00 PM
Draft
City Council
Minutes**

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

<https://www.youtube.com/@cityofbeacon8181>. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling (845) 838 – 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Molly Rhodes, Ward One
Councilmember Jeffrey Domanski, Ward Two
Councilmember Pam Wetherbee, Ward Three
Councilmember George Mansfield, Ward Four

Also Present

Christopher White, City Administrator
Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. [Resolution No. 13 - Appointing Derek Sherman to the Position of Police Officer](#)

Motion to pass the resolution by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

2. [Resolution No. 14 - Appointing Ryan Cross to the Position of Police Officer](#)

Motion to pass the resolution by Councilmember Wetherbee.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

3. [Resolution No. 15 - Approving the Appointment of Sergei Krasikov to the Conservation Advisory Committee](#)

4. [Resolution No. 16 - Approving the Appointment of Eleanor Peck to the Conservation Advisory Committee](#)

5. [Resolution No. 17 - Approving the Appointment of Phillip Stamatis to the Conservation Advisory Committee](#)

6. [Resolution No. 18 - Approving the Appointment of Justine Bienkowski to the Conservation Advisory Committee](#)

7. [Resolution No. 19 - Approving the Appointment of James Burton to the Conservation Advisory Committee](#)

Motion to vote on resolutions no. 15 – 19 together simultaneously as a consent agenda by Councilmember Grant.

Second by Councilmember Rhodes.

Motion passes 7 - 0.

Motion to pass resolutions 15 – 19 by Councilmember Wake.

Second by Councilmember Grant.

Motion passes 7 – 0.

8. [Resolution No. 20 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Senior Citizens](#)

Motion to pass the resolution by Councilmember Wake.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

9. [Resolution No. 21 - Setting a Public Hearing for a Proposed Local Law Concerning Property Tax Exemptions for Disabled People with Limited Income](#)

Motion to pass the resolution by Councilmember Rhodes.

Second by Councilmember Grant.

Motion passes 7 – 0.

10. [Resolution No. 22 - Setting a Public Hearing for the 2025 Community Development Block Grant Program](#)

Motion to pass the resolution by Councilmember Wake.

Second by Councilmember Rhodes.

Motion passes 7 – 0.

Approval of Minutes

1. [January 6, 2025 Minutes](#)

Motion to approve the minutes by Councilmember Rhodes.

Second by Councilmember Wetherbee.

Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Workshop: January 27, 2025 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Grant.

Second by Councilmember Wake.

Motion passes 7 - 0.