REQUEST FOR EXPRESSIONS OF INTEREST

THE CITY OF POUGHKEEPSIE SEEKS QUALIFIED PARTIES INTERESTED IN PURCHASING AND DEVELOPING CITY-OWNED PROPERTY LOCATED AT 35 MONTGOMERY STREET IN THE CITY OF POUGHKEEPSIE

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City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601
Released: April 2, 2019
INTRODUCTION

The City of Poughkeepsie is seeking development proposals for the city-owned property located at 35 Montgomery Street (Parcel # 6061-28-946914), which houses the former Dutchess YMCA building. This is a high-profile location, situated just south of Downtown Poughkeepsie, easily accessed from Routes 44/55 and 9. The site is adjacent to well used Eastman and Lincoln Parks, Garfield Place Historic District, and is across the street from Soldier’s Fountain, a National Historic Landmark. The site is less than 600 feet from the Adriance Memorial Library on Market Street and is 0.6 miles from Vassar Brothers Medical Center.

The city’s development goals for the site include:

1. Proposals that maximize the development potential of the site and contribute to the vibrancy of the neighborhood.
2. Proposals that provide public benefits, possibly including economic development, social and neighborhood cohesion, facilities and services for youth and young adults, and a sense of place that promotes accessibility.
3. Architecture should complement nearby historic resources such as Soldier’s Fountain, Eastman Park, and the Academy Street and Garfield Place Historic Districts.
4. Consistency with the site’s deed restriction for use of the site as educational, recreational and cultural uses.

PROPOSAL DEADLINE: MONDAY AUGUST 5TH, 2019 AT 3:00PM

Proposals are due in to the City of Poughkeepsie Planning and Development Department in the format described below no later than 3:00PM on Monday August 5th, 2019.

BACKGROUND INFORMATION

Location and Description of Parcel
35 Montgomery Street (Parcel # 6061-28-946914) is located on the southwest corner of Montgomery Street and South Avenue. The site is approximately 3.35 acres, with approximately 410 feet of street frontage on Montgomery Street, situated within Eastman Park. The site is served by municipal water and sewer. The site is relatively flat, with no unique geological or topographical features. The site is not within the 100 year floodplain nor contains any wetlands. The building on the site, constructed in 1968 and housing the former YMCA, contains approximately 60,000 square feet of gross floor area and has been vacant since 2009. The building is in deteriorated condition, with the presence of lead and asbestos as well as mold.

Figure 1: 35 Montgomery Street, including the former Dutchess YMCA
Nearby Historic Locations
While neither the building at 35 Montgomery Street nor the parcel has historic designation, the site is located in close proximity to a number of National Historic sites, including the buildings at Harlow Row and Eastman Terrace, Adriance Memorial Library, Soldier’s Fountain, and the Garfield Place and Academy Street Historic Districts.

Eastman Park and the Former YMCA Building
Harvey G. Eastman, educator, former mayor and prominent citizen of Poughkeepsie, purchased 27 acres south of his mansion on Montgomery Street and created Eastman Park in 1865. The park was intended to be Poughkeepsie’s “Central Park,” with fountains, a pond, a skating park, a small zoo and flower garden, lined with marble walls and bluestone paths. While privately owned by Eastman, the park was open to the public and enjoyed for decades. In the early 20th century, the city acquired Eastman Park, including Eastman’s mansion. The Department of Public Works occupied and operated out of the mansion until the 1960s. In 1966, the parcel known as 35 Montgomery Street was alienated by act of state legislature and sold to the Dutchess YMCA. The mansion was demolished, and the current building on site was constructed in 1968 to house the new YMCA facility.

With community rooms, a fitness center, gymnasium, indoor track, and a large 25 yard swimming pool among other amenities, the Dutchess YMCA was enjoyed by city and county residents for decades. The site was known as a true hub of community activity, well-used by children and adults alike. Afterschool programs offering academic assistance and physical fitness supported generations of Poughkeepsie youth. Unfortunately, in 2009 the YMCA shut its doors for good, and the building has been vacant ever since. The city took possession of the property in early 2019.

The city is in the process of evaluating the structural integrity and environmental condition of the building on
The city has not formed an opinion on whether the building is salvageable or whether the building will need to be demolished. Respondents to this Request for Expressions of Interest, to the extent that they are familiar with the building, are encouraged to suggest how some portion or all of the building could be rehabilitated. In the event that the building is demolished, respondents should describe the new facility to be constructed.

Deed Restriction
The site at 35 Montgomery Street has a deed restriction, established by the Common Council in 1966, limiting future land uses to “educational, recreational and cultural purposes” (see Appendix B for full deed restriction language). Respondents are encouraged to develop their proposals within those parameters. If a respondent has a proposal for the site that goes beyond the limitation of the deed restriction, respondents are encouraged to submit their ideas. However, the proposal should have a demonstrated community benefit. The Common Council has the ability to modify or remove the deed restriction.

Zoning
The zoning for the site is the R-3 Medium-Density Residence District. The full set of regulations, including permitted and specially permitted land uses, lot and bulk requirements, parking and landscape requirements can be found in Appendix A. If a respondent is proposing a use that requires a zoning change, the respondent should clearly describe alternative zoning that would permit such a use. All proposals will be subject to site plan review.

Local Waterfront Revitalization Program
The City of Poughkeepsie is currently in the process of updating its Local Waterfront Revitalization Program (LWRP). The LWRP is a locally prepared land and water use plan that addresses opportunities to improve natural, public, commercial or developed waterfront areas. The LWRP contains state and locally specific policies that the Waterfront Advisory Committee (WAC) uses to evaluate consistency of development projects within the city’s defined LWRP boundary. The city is proposing to expand its current LWRP boundary, which would include the site at 35 Montgomery Street, thus potentially making any proposal subject to consistency review by the WAC. Inclusion within the LWRP boundary would also make projects potentially eligible for state

Figure 4: Existing and proposed LWRP boundary
grant funding.

Respondents are encouraged to familiarize themselves with the current LWRP policies to get a sense for possible consistency requirements, while being mindful that the policies are highly probable to change as the city completes its update to the document. The current LWRP can be found here: http://cityofpoughkeepsie.com/wp-content/files/Plan_LWRP-Section-III_Full-Document.pdf

More information about the LWRP update project can be found here: http://cityofpoughkeepsie.com/lwrpupdate/

Development Goals
The city wishes to activate this long-vacant site. Respondents submitting proposals should propose uses for the site that are in the community’s interest, supporting economic development and providing uses that are currently lacking and in demand. Proposals should take advantage of the site’s prominent location and ease of access. Proposals should take into consideration the existing neighborhood character and contribute to physical and social connectivity.

The city is looking for economically viable, financially feasible and operationally sustainable project ideas. Public-private partnerships, including with the City of Poughkeepsie, are possible. Respondents should describe how they expect to achieve their vision, including any partnerships necessary to make that vision a reality.

Should the building be demolished, architectural design and building scales should be harmonious with characteristics of the area. Parking accommodations should not dominate the streetscape and should not interfere with pedestrian movement in and out of the location. Hours of operation, lighting and signage, and impact on area traffic should not detract from the residential character of nearby residential areas.

The goal of the RFEI is to identify qualified developers/organizations that have both the experience and financial and design/construction capabilities to be able to successfully complete redevelopment of the site. The RFEI may lead to a Request for Proposals (RFP) process that may result in an award of a preferred developer to negotiate a Joint Development Agreement that will memorialize the terms and conditions for a development.

The RFEI submission and subsequent discussions with respondents are intended to provide input that will help clarify the development potential and community benefits of the site and determine effective parameters for the issuance of a competitive RFP. Additional community engagement, concurrent with this RFEI, will include at least two public outreach meetings in order to gather ideas about the property. A public comment period for 60 days, also concurrent with the RFEI process, will allow members of the public to submit their comments in writing via this Google Form.

REQUIREMENTS

1. Proposals must be submitted in the proposal format required. Proposals will be received by the City of Poughkeepsie Planning and Development Department, via PDF attachment to the following email address: PoughkeepsieRFEI@cityofpoughkeepsie.com.
2. The proposal must be an electronic version in Adobe Acrobat (PDF), submitted as one PDF.
3. Proposals must arrive no later than Monday August 5th at 3:00 p.m. Proposals received after the deadline will be deemed unacceptable for further consideration. All proposals become the property
of the City of Poughkeepsie after the deadline whether awarded or rejected.

4. All information in a submitter’s proposal is subject to disclosure under the provisions of the Freedom of Information Act. Should the submitter feel any aspect of the proposal, particularly with respect to financial disclosures, is propriety and confidential, the submitter should clearly indicate this.

5. The city accepts no financial responsibility for costs incurred by any submitter in responding to this RFEI. By responding to this RFEI, the submitter agrees to hold the city harmless in connection with the release of any information contained in its proposal.

6. Should any prospective submitter be in doubt as to the true meaning of any portion of this RFEI, or should the submitter find any ambiguity, inconsistency, or omission therein, the submitter shall make a written request for an official interpretation or correction. All questions concerning the solicitation and specifications shall be submitted in writing via mail, e-mail or fax to the name below. You are encouraged to submit your questions via e-mail. Questions must be submitted no later than July 15th at 4:00 p.m.

Planning and Development
Attn: Paul Calogerakis
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, New York 12601
PoughkeepsieRFEI@cityofpoughkeepsie.com
Facsimile No. 845-451-4006

Any oral responses to any questions shall be unofficial and not binding on the City of Poughkeepsie. City staff will make such interpretation or correction, as well as any additional RFIE provisions that the city may decide to include, only as an RFEI addendum. Staff will deliver addendums to each prospective submitter recorded as having received a copy of the RFEI. Any addendum issued by the city shall become a part of the RFEI. Submitters should consider issued addendums in preparing their proposals.

NON-COLLUSION

By submission of a proposal, the submitter certifies in connection with this proposal:

1. The submitter declares that this proposal is made in good faith, without fraud or collusion with any person or persons submitting a proposal on the same agreement.

2. The submitter has carefully read and examined the “Request for Expressions of Interest” documents and understands them. The submitter declares that it is fully informed as to the nature of and the conditions relating to the subject property.

3. The submitter acknowledges that they have not received or relied upon any representations or warranties of any nature whatsoever from the City of Poughkeepsie, its agents or employees, and that its response is based solely upon the undersigned’s own independent business judgment.

4. The submitter has arrived at the proposed proposal independently, without communication, consultation or agreement, for the purpose of restricting competition with any other proposal submitter or with any competitor.

5. No attempt has been made or shall be made by the proposed submitter to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

6. Each person signing the proposal certifies that he/she is the person in the proposal submitter’s organization authorized to bind the organization and such person has full authority to act on behalf of the organization.
7. Employees of the City of Poughkeepsie and his/her immediate family members are disqualified from submitting a proposal.

**SCOPE OF PROJECT**

1. Proposal must include a detailed plan of development, including but not limited to an impact study of the development of this site and a detailed work plan listing all elements necessary to accomplish redevelopment of the site. The work plan will include a time line schedule depicting the sequence and duration of plan components showing how the work will be organized and executed. Any additional project elements suggested by the submitter are to be included in the work plan and identified as submitter-suggested elements. Also include in the work plan proposed steps, if any, to expedite completion of the individual components within the project. This will be given due consideration during evaluation of proposals.

2. Proposals should include a statement about how the plan of development is economically viable, financially feasible and operationally sustainable.

3. Proposals must include a statement that the submitter agrees to defend, indemnify and hold harmless the City of Poughkeepsie, its officers, employees and agents from and against all claims, lawsuits, losses and expenses including attorney’s fees arising out of or resulting from the performance of this award.

4. Proposals must include the time period by which this project will be initiated and completed.

5. At this time, an acquisition cost proposal is not requested. Should the city decide to move forward with a development proposal, acquisition cost negotiations will then commence.

**INFORMATION REQUIRED FROM ALL PROPOSAL SUBMITTERS**

Proposals should be submitted using the following format. Clearly indicate whether portions of the proposal are proprietary and should be made confidential.

Section 1: Proposal Statement

Section 2: Project Description: This section should provide a narrative summary description of the proposed project. Proposed uses, number and type of units, parking requirements, phasing, circulation, concept and building design objectives shall be addressed.

Section 3: Target Population: This section should describe the targeted residents of the units, including income levels for residential units, as well as estimated numbers and kinds of tenants for the other elements of the building if a mixed-use project is proposed.

Section 4: Impact Analysis: This section should provide an analysis of the impact of the project upon the community, including economic impact through commercial activities, streetscape modifications, housing impact, traffic impacts and other related facets. Response should be developed incorporating the development goals discussed earlier in this RFEI.

Section 5: Plans: This section should provide a schematic plan including site plan data and schematic floor plans for each level. Plans shall be no larger than 11 inches x 17 inches in size.

Section 6: Project Schedule: This section should include a project completion schedule including start and completion dates and other key dates as identified for action. Proposal must include the time period by
which this project will be initiated and completed.

Section 7: Construction Team: This section should identify the professionals who will provide the following components of the project: design, construction oversight, and construction. Include the name of executive and professional personnel by skill and qualification that will be employed in the work. Resumes or qualifications of proposed project personnel may be submitted as an appendix.

Section 8: Overview of the organization and its services: This section should give a summary of the development firm’s history, including years in business, locations, size, growth, services and financial stability. Include information regarding any pending or recent lawsuits against the organization, its officers or employees. If the proposal was submitted by a lead organization on behalf of several partners, provide similar information for each partner. Also, provide information regarding any parent organization(s).

Section 9: Professional Qualifications: This section should include the full name and address of your organization and, if applicable, the branch office or other subordinate element that will perform, or assist in performing, the work hereunder. Indicate whether it is operated as an individual, partnership or corporation. If as a corporation, include whether it is qualified to do business. This information shall be provided for all organizations participating in the development of the property. If the proposal is submitted by a lead organization on behalf of several partners, list all key partners and their respective roles in the proposal. Identify the technical expertise which makes the organization(s) qualified for this work.

Section 10: Prior Experience: This section should provide a description of other infill projects completed. Include names, title and phone numbers of contact persons from units of government where these projects are located. Include supporting documents to demonstrate capacity.

Section 11: Financial Capacity: This section should provide a description of financial capacity of the organization, including appropriate documentation and banking references. Provide three (3) years of audited financial statements.

Section 12: Anticipated Project Financing: This section should include information regarding anticipated project financing. Include the anticipated time schedule to assemble needed financial commitments, types of financing expected and letters of interest from banks or other sources. Financial partnerships (e.g., public/private; nonprofit/profit) must be identified. Should the city decide to move forward with a proposal, a full development budget and 10 year operating pro forma may be required.

Section 13:
1. Each submitter shall submit a list of at least four (4) references for recent projects. Two of the references must be governmental or other public corporations. References must include a point of contact, an email address and a telephone number where the point of contact can be contacted. The reference list shall also include the dates when these projects were constructed.
2. Each submitter shall also submit at least two (2) financial references from banks or other financial institutions attesting to the submitter’s financial capacity and ability to finance a project as proposed.

PROCESS

All responses will be reviewed and evaluated by the City of Poughkeepsie economic development staff, the Property Acquisition and Disposition team, and representatives from the Common Council. Based on responses to key submission criteria, the city will hold further direct discussions with select developers/
organizations to assist the city in developing a competitive RFP. Upon review of the RFEI submissions the city reserves the right to:

- Issue a subsequent competitive Request for Proposals (RFP), to identify and select a developer.
- Take other action deemed appropriate, including no further action.

CITY OF POUGHKEEPSIE’S RIGHT TO MODIFY OR TERMINATE RFEI PROCESS

Notwithstanding any other provision of this RFEI and without any liability to any prospective respondent, the city reserves the unilateral right to postpone submission deadlines, reject any and all proposals, negotiate with one or more respondents, seek additional input from one or more respondents (but not necessarily all respondents), waive any requirement of this RFEI, and modify or withdraw this RFEI.
Section 19-3.14 Medium-Density Residence District (R-3).

[Ord. of 4-17-1989, § 1, 2; Ord. of 4-1-1991, § 1; Ord. of 11-7-1994, § 1; Ord. of 12-19-1994, § 1; Ord. of 11-21-1996, § 5]

(1) Purpose of district. The purpose of the district is to provide areas for several types of housing at a relatively low-density with access to community services and transportation.

(2) Permitted uses. No building or premises shall be used, in whole or in part, for any purpose except those listed below:

(a) Uses permitted by right:

2. Two- and three-family dwellings.
3. Conversion of buildings in existence on the effective date of this Chapter for occupancy by up to four families.
4. Renting of not more than two rooms by the resident family, provided that no sign advertising the availability of such rooms shall be displayed.
5. Home occupations, subject to the requirements of Section 19-4.1 of this Chapter or professional offices, subject to the requirements of Section 19-4.2 of this Chapter.
6. Municipal parks and recreational facilities, including refreshment and service buildings accessory thereto and any other governmental uses or structures of the City of Poughkeepsie, the County of Dutchess or the state or federal governments or agencies thereof.
7. Public, private, parochial schools, subject to the requirements of Section 19-3.12(2)(a)4 of this Chapter.
8. Cemeteries.
9. Student home, subject to the requirements of Section 19-4.22 of this chapter.

(b) Uses subject to issuance of a special permit by the Planning Board, in accordance with requirements of Section 19-6.2 herein:

1. Places of worship, including parish houses, religious schools, meeting rooms and recreation facilities customarily accessory thereto, subject to the requirements of Section 19-3.12(2)(b)1 of this Chapter.
2. Cluster developments, in accordance with the requirements of Section 19-4.16 of this Chapter.
3. Nursery or preschool educational establishments or day-care centers, subject to the requirements of Section 19-3.12(2)(b)3 of this Chapter.
4. (Reserved)
5. Libraries, museums and/or art galleries on lots having an area of not less than 20,000 square feet.
6. Golf, tennis or swimming clubs, subject to the requirements of Section 19-3.12(2)(b)6 of this Chap-
7. Family day-care homes.

8. Agency group homes, agency community residences or family care homes, subject to the requirements of Section 19-3.12(2)(b)8 of this Chapter.

9. The conversion and remodeling of buildings on a lot, both in existence on the effective date of this Chapter, for use by practicing physicians or dentists, either singly or in groups. The aggregate number of professional practitioners employed in any one building shall not exceed four.

10. The conversion and remodeling of buildings on a lot, both in existence on the effective date of this Chapter, for use as an office for architects, provided that the building is located in a National Historic District. All of the above shall be subject to the following requirements:

   (i) In no manner shall the appearance of the building be altered, nor shall the office within the residential zone be conducted in a manner that will cause the premises to lose its residential character, either by use of colors, materials, construction or lighting.

   (ii) No architect’s office shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard or any other nuisance that is perceptible beyond the lot lines.

   (iii) Lot and bulk requirements. Lot and bulk requirements shall be as follows:

       a. Minimum required lot area: 14,000 square feet.

       b. Minimum required lot width: 100 feet.

       c. Minimum required frontage: 100 feet.

       d. Minimum required yards:

           e. Front yard: 15 feet.

           f. Side yard: 20 feet.

           g. Rear yard: 50 feet.

       h. Minimum gross floor area: 2,900 square feet.

   (iv) Off-street parking and loading spaces shall be provided in accordance with Section 19-4.3 of this Chapter and shall be treated the same as an office building, other than medical or dental offices.

   (v) The only signs allowed must be in accordance with Section 19-4.9(12) of this Chapter.

(3) Accessory uses. Accessory uses shall be as follows:

   (a) Off-street parking.

   (b) Buildings for housing pets; playhouses.

   (c) Garden houses; greenhouses.

   (d) Professional signs, real estate signs applicable to the premises and announcement signs for public, charitable, educational or religious institutions, subject to the requirements of Section 19-4.9 of this Chapter.
(e) Servants' quarters or guest house, limited to one building per lot, for the exclusive use of employees or temporary guests of the residents of the principal building.

(f) Swimming pools and/or tennis courts and related recreational facilities, subject to the applicable requirements of Sections 19-4.7 and/or 19-4.8 of this Chapter.

(g) Keeping of not more than three customary household pets over six months old. The commercial breeding or boarding of pets shall be prohibited.

(4) **Lot and bulk requirements.** Lot and bulk requirements shall be as follows:

(a) Minimum required lot area.

1. Single-family dwelling or mobile home: 6,000 square feet.

2. Two-or-more-family dwellings: 10,000 square feet, plus 4,000 square feet additional for each dwelling unit above two.

3. Uses not otherwise specified: 6,000 square feet.

(b) Minimum required lot width:

1. All other uses: 50 feet.

(c) Minimum required frontage:

1. All other uses: 30 feet.

(d) Minimum required yards:

1. Front yard: 20 feet.

2. Side yard: six feet for one, two- or three-family dwellings; all other uses: 10 feet.

3. Rear yard: 15 feet.

(e) Maximum height: 2 1/2 stories or 35 feet.

(f) Maximum lot coverage: 35%.

(g) Required open space: same as R-4 Districts [Section 19-3.15(4)(i)].

(5) **Parking and loading.** Off-street parking and loading spaces shall be provided in accordance with Section 19-4.3 of this Chapter.

(6) **Landscaping and screening.** Landscaping and screening shall be provided, subject to the requirements of Section 19-4.11 of this Chapter.
THIS INDENTURE, made the 31st day of October, 1966, between the CITY OF POUGHKEEPSIE, a Municipal Corporation of the State of New York, located at Dutchess County, party of the first part, and

POUGHKEEPSIE YOUNG MEN'S CHRISTIAN ASSOCIATION; with its principal place of business at 60 Market Street, Poughkeepsie, Dutchess County, New York, party of the second part.

WITNESSETH

WHEREAS, the Common Council of the City of Poughkeepsie at its regular meeting held on September 19, 1966, by the affirmative vote of more than three-fourths of all the members of said Common Council authorized and directed the City Chamberlain of the City of Poughkeepsie to sell the hereinafter described parcel of real property at public auction to the highest bidder for the sum of not less than $99,262.00; and

WHEREAS, pursuant to said resolution a notice of such sale was published in the Poughkeepsie Journal, the official newspaper of the City of Poughkeepsie, on September 23, September 30, and October 7, 1966; and

WHEREAS, pursuant to said resolution and notice of sale, the City Chamberlain conducted said public auction at the City Hall in the City of Poughkeepsie, New York, on the 14th day of October, 1966, at 11:00 o'clock in the forenoon; and

WHEREAS, the party of the second part, Poughkeepsie Young Men's Christian Association, bid the sum of $99,262.00, for the said parcel of real property, which bid was the highest bid made at such sale, and the City Chamberlain thereupon sold the said property to the said party of the second part; and

WHEREAS, Mayor Richard W. Mitchell filed his approval of said sale with the Common Council at its regular meeting held on October 17, 1966; and

WHEREAS, the City Chamberlain reported said sale to the Common Council at its regular meeting held on October 17, 1966,
by filing with it a copy of the notice of sale, a memorandum of sale signed by the highest bidder and the affidavit of publication of the notice of said sale; and

WHEREAS, the Common Council of the City of Poughkeepsie at its regular meeting held on October 17, 1966, by resolution authorized the sale of the hereinafter described real property to the party of the second part, Poughkeepsie Young Men's Christian Association, by the affirmative vote of three-fourths of all the members of said Common Council for the sum of Ninety-Nine Thousand, Two Hundred Sixty-Two ($99,262.00) Dollars, and at the same regular meeting said Common Council authorized the Mayor of the City of Poughkeepsie to execute and acknowledge a quit-claim deed of said real property to the said Poughkeepsie Young Men's Christian Association, and to attach thereto the corporate seal of the City of Poughkeepsie,

NOW, THEREFORE, in consideration of the sum of NINETY-NINE THOUSAND, TWO HUNDRED SIXTY-TWO ($99,262.00) DOLLARS, lawful money of the United States, paid by the party of the second part to the party of the first part, the said party of the first part does hereby repose, release and quit-claim unto the party of the second part, its successors and assigns forever, the following described parcel of real property:

ALL THAT PARCEL of land situate on the southerly side of Montgomery Street, between Market Street or South Avenue and Lincoln Avenue, in the City of Poughkeepsie, County of Duchess, and State of New York bounded and described as follows:

BEGINNING at a point in the center of a cut stone cap topping a stonewall on the southerly line of Montgomery Street, which point is distant South 7°-47'-00" West 16.21 feet from a survey tack leaded in the southerly curv of Montgomery Street, and distant westerly 115.00 feet from, and at right angles to, the northerly projection of the center of a cut stone cap topping a stonewall on the westerly line of Market Street or South Avenue (1) Thence South 7°-47'-00" West 399.92 feet running, in part, parallel to said westerly line of Market Street or South Avenue, and passing through a T-bar set (a standard 18" Butcher iron stake with disc cap marked "Survey Point--Do Not Disturb") at 2.20 feet to a second T-bar set, which last mentioned T-bar is distant North 82°-13'-00" West 114.29 feet from a survey tack leaded in the center of aforementioned cut stone cap on the westerly line of Market Street or South Avenue,
(2) Thence North 83°-13'-00" West 267.19 feet, passing through a nail set in the fork of a 2 foot diameter beech at 121.47 feet to a T-bar set.

(3) Thence North 17°-02'-20" West 86-14 feet running parallel to and distant 1.0 feet northerly (measured at right angles) from a woven wire fence to a T-bar set opposite the angle in said fence.

(4) Thence North 84°-17'-30" West 95.14 feet running parallel to and distant 1.0 feet northerly (measured at right angles) from a woven wire fence to a T-bar set.

(5) Thence North 49°-22'-10" East 269.55 feet, passing 1.0 feet easterly (measured at right angles) from the easterly brick wall of the building housing the fire alarm station to a point on the southerly line of Montgomery Street, which point is distant South 4°-22'-10" West 14.87 feet from a survey tack loaded in the southerly curb of Montgomery Street.

(6) Thence South 65°-49'-50" East 22.54 feet along the southerly line of Montgomery Street to the northwesterly corner of lands of Floyd B. and Mary Hynds, (No. 21 Montgomery Street).

(7) Thence South 49°-43'-00" West 104.20 feet along the westerly line of lands of said Hynds, passing through an end fence post at 2.16 feet and along a woven wire fence for 83.71 feet, to and beyond the southerly end post to a point, thence the following five courses along the rear of lots No. 21 through No. 35, inclusive, fronting on Montgomery Street:

(8) South 83°-56'-10" East 48.36 feet, running southerly of a frame shed by a point on a retaining wall.

(9) South 86°-58'-30" East 40.03 feet to a point.

(10) South 86°-29'-40" East 68.51 feet to a point.

(11) South 87°-14'-00" East 55.83 feet to a point and

(12) South 86°-58'-30" East 56.68 feet to a point in the fence line atop a low retaining wall, which point is distant westerly 0.33 feet from the northwesterly brick corner of a building housing the Board of Public Works.

(13) Thence North 29°-31'-10" East 107.20 feet to a point on the southerly line of Montgomery Street, which point is 14.87 feet southerly of a survey tack loaded in the southerly curb of Montgomery Street and distant 60.5 feet easterly from the northwesterly masonry corner of the house on No. 31 Montgomery Street.

(14) Thence South 83°-54'-00" East 37.85 feet along Montgomery Street to the center of the westerly end of the first mentioned stopwall.

(15) Thence South 81°-33'-20" East 84.09 feet along Montgomery Street to the point of beginning.

Bearings are as compass pointed in February, 1966.

Containing 2.712 acres.

The above described premises shall be used only for educational, recreational and cultural purposes (including the construction and operation of a Y.M.C.A.), and no commercial or industrial use shall be made of the above described parcel.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed and these

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presents to be signed by its duly authorized officer the day and year first above written.

THE CITY OF POUGHKEEPSIE

by

Richard W. Mitchell, Mayor

STATE OF NEW YORK

COUNTY OF DUTCHESS

On this 31st day of October, 1966, before me personally came Richard W. Mitchell, to me known, who being by me duly sworn, did depose and say that he is the Mayor of the City of Poughkeepsie, the municipal corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by Order of the Common Council of the City of Poughkeepsie, and that he signed his name thereto by like order pursuant to a resolution adopted by the said Common Council at its regular meeting held on October 17, 1966.

DEED

DEED

SUPPLEMENTAL INSTRUMENT

CENT $1.00 39
PAGE 6.00 7037
REV.

ANTHONY R. HARRISON

NOTARY PUBLIC

DUTCHESS COUNTY CLERK'S OFFICE

RECEIVED ON THE 21st DAY OF MAY, 1966
AT 1:30 P.M. AND EXAMINED

COUNTY CLERK

TOTAL P. 85