

**RESOLUTION
R21-31**

**Resolution to Create a Southern Waterfront Site Redevelopment Task
Force**

Sponsored by Councilmembers: Salem, Menist, L. Johnson, Brannen, Cherry, R. Johnson

WHEREAS, the City of Poughkeepsie owns a parcel of land on the southern Hudson River waterfront, formerly known as the “DeLaval site,” which consists of 13.4 acres; and

WHEREAS, this southern waterfront site is the last remaining undeveloped City-owned land on its riverfront; and

WHEREAS, for many years, the City has desired to redevelop the parcel for its most socially beneficial and productive use on behalf of residents and visitors alike; and

WHEREAS, in 2001, pursuant to a request for proposals, the City designated JM Development (hereinafter, along with all related companies, “the Designated Developer”) as the developer of the Southern Waterfront Development Project on three parcels of land:

- the former DeLaval site;
- the parcel immediately north of the former DeLaval site, known as the STP site because the City sewage treatment plant was located there, and which is now the site of Shadows on the Hudson and the Grandview; and
- land east of and across Rinaldi Boulevard from the STP site, known as the PURA-14 parcels because of their former ownership by the Poughkeepsie Urban Redevelopment Authority and now the site of the Water Club apartments; and

WHEREAS, in 2013, the remediation of industrial contamination on the former DeLaval site was completed after a combined expenditure of more than \$17 million of City and State funds, and the City granted the New York State Department of Environmental Conservation (“the DEC”) an Environmental Easement restricting the use of the site based on the extent and protectiveness of the cleanup under DEC regulations; and

WHEREAS, in 2014 DEC issued a Certificate of Completion officially recognizing the successful completion of the remediation work on the former DeLaval site; and

WHEREAS, no redevelopment has occurred on the former DeLaval site since that time; and

WHEREAS, in numerous communications since 2016, the Designated Developer has indicated that it would not be able to implement the agreed project on the DeLaval site (the “Agreed Project”); and

WHEREAS, in light of these facts, it has become increasingly unclear whether redevelopment of the Agreed Project will be realized at any point in the near future; and

WHEREAS, the former DeLaval site includes nearly a half mile of frontage along the Hudson River and affords spectacular views across the River to the Esopus Lloyd Scenic Area of Statewide Significance, as well as upriver to the Mid-Hudson Bridge and Walkway Over the Hudson and beyond, and many miles downriver to the Hudson Highlands; and

WHEREAS, the State legislation authorizing the City to convey land on the former DeLaval site to a private developer for redevelopment (L. 2004 ch. 335; “the Parkland Alienation Law”) requires the City to retain in its own ownership 2.42 acres on the site’s riverfront for the purpose of a public promenade (the “Waterfront Land”); and

WHEREAS, the former DeLaval site remains undeveloped and, for practical purposes, unusable by the public, especially given a locked fence that prevents access; and

WHEREAS, the City has been awarded three grants totaling \$1.3 million to fund a promenade and other amenities on the southern waterfront for public use; and

WHEREAS, the development of the promenade is in the City’s 2021-2025 Capital Plan; and

WHEREAS, the delay in redevelopment of the former DeLaval site has deprived, and continues to deprive, residents of and visitors to the City, Dutchess County, and broader Hudson Valley region of the opportunity to use the riverfront amenities contemplated the Agreed Project and any other amenities that may be otherwise developed on the site, or to otherwise to enjoy the scenic and recreational experience of visiting the site, and deprives the City of the opportunity for revenue and to attract visitors and promote the City through the Agreed Project or other amenities or public access; and

WHEREAS, the Common Council has authority pursuant to Article II of the City Charter and Article XIII of the Administrative Code to dispose of City-owned property; and

WHEREAS, the Common Council has authority pursuant to Article VI of the City Charter to convene a commission to investigate and advise it on matters of City interest; and

WHEREAS, in the event that the Agreed Project does not materialize due to the Designated Developer’s failure to undertake the Agreed Project in a reasonable timeframe, the City of Poughkeepsie is desirous of understanding alternative uses for the former DeLaval site.

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby creates and authorizes a commission to be named the Southern Waterfront Site Redevelopment Task Force (“Task Force”), as specified herein:

1. Membership

- a. The Council will, by resolution, appoint up to 11 people to the Southern Waterfront Site Redevelopment Task Force upon nominations submitted to it as follows:
 - o Two Common Council Members nominated by the Common Council Chair;
 - o One Waterfront Advisory Committee Member nominated by the Mayor and one Waterfront Advisory Committee Member nominated by the Common Council Chair;
 - o One City Industrial Development Agency ("IDA") Member nominated by the IDA Chair; and
 - o Four members of the community at large nominated by the Common Council Chair and two members of the community at large nominated by the Mayor.
- b. The Common Council will appoint 2 individual Task Force members as Co-Chairs. The Co-Chairs will include one member of the Common Council and one additional member of the Task Force.
- c. The Mayor may designate one member of the City Administration to serve as a technical advisor to the Task Force. The technical advisor may fully participate in the meetings and deliberations of the Task Force but, pursuant to the City Charter, may not vote on Task Force resolutions.

2. Powers and duties

- a. The Task Force will advise the Common Council and provide recommendations on options on the following two aspects of redevelopment of the former DeLaval site, Near-term improvements and Longer-term Redevelopment, as set forth below:
- b. Near-term improvements. Near-Term Improvements will include the long-planned promenade on the Waterfront Land, and related amenities. Additionally, the Task Force may recommend other amenities that could facilitate public use of the site on an interim basis, including those that provide public access to the Waterfront Land. The Task force will consider the cost and practicability of any Near-term improvements, as well as their safety and benefit to the public, and will make recommendations to the Common Council within 60 days after the Task Force's Inauguration Date. The Task Force will consider the grants the City has obtained from the State to effect improvements on the Waterfront Land.
- c. Longer-term Redevelopment. The Task Force will consider options for the long term redevelopment of portion of the former DeLaval site inland from the Waterfront Land, in the event the Agreed Project does not proceed. The Task Force will advise the Common Council on development options that maximize the benefit to City residents including, without limitation, the scenic, recreational, economic and promotional benefits. The Task Force will also consider the economic practicability of any proposed redevelopment, including the promptness with which any project may be realized. To the extent practicable, the Task Force will

investigate and recommend redevelopment that would take maximum advantage of the former DeLaval site's riverfront location and sizable area, to realize a landmark for the benefit of the City, its residents and visitors.

d. To effectuate this process, the Task Force will review the original Request for Proposals for the former DeLaval site; all applicable regulatory, legal, and environmental restrictions to development of the site; and prior public engagement related to the southern waterfront. The Task Force's recommendations on the Longer-term Redevelopment may consist of: 1) a vision for the type of development that would benefit the City and its residents based on current and future economic, environmental, and community needs; and/or 2) specific proposed improvements to guide the City in any future issuance of a request for proposals to develop the improvements. The Task Force will provide its recommendations to the Common Council within 90 days after its Inauguration Date.

e. The Task Force will consider any recommendations provided by the City Administration. If the Mayor designates a member of the Administration as a technical advisor as provided above, the technical advisor will coordinate the Administration's providing of such recommendations to the Task Force.

3. Procedure

- a. The Task Force will commence upon the Common Council's appointment of at least seven members and the Chairs ("the Inauguration Date").
- b. Task Force meetings will be open to the public, and the Task Force will solicit public input on the recommendations with regard to the Near-Term Improvements and the Longer-term Redevelopment.
- c. The Task Force will solicit comments and recommendations from prospective partners on the amenities and other improvements including, but not limited to, the Designated Developer, as well as people with expertise in urban waterfront development design. Where practicable, the Task Force will allow for responsible developers and commenters to offer detailed presentations during its meetings.

4. Duration

The Task Force will be dissolved after its submittal to the Common Council of recommendations for Near-term improvements and the Longer-term Redevelopment.

SECONDED BY COUNCILMEMBER _____