

50-72 LIBERTY STREET LLC

Gardiner, NY 12525

December 12, 2024

Via Email to IDADirector@cityofnewburgh-ny.gov

Cher Vickers
Executive Director
City of Newburgh IDA
83 Broadway
Newburgh, NY 12550

Re: 50-72 LIBERTY STREET LLC aka 1 Lafayette
Amended Application

Dear Ms. Vickers,

As recently discussed with you, please find enclosed the Amended Application for 50-72 LIBERTY STREET, LLC aka 1 Lafayette. The attached amendment facilitates the assignment of the application from 50-72 LIBERTY STREET LLC to LIBERTY STREET APARTMENTS, LLC.

We look forward to you and the Board Members review of this information.

Sincerely,



Andrew L Schrijver

Member
LIBERTY STREET APARTMENTS, LLC

**CITY OF NEWURGH INDUSTRIAL DEVELOPMENT
AMENDED APPLICATION
50-72 LIBERTY STREET LLC**

This Amended Application modifies in art the application of 50-72 LIBERTY STREET LLC dated August 16, 2024 (“Application”). Except as modified by this Amended Application, the Application shall remain in force as originally submitted.

The purpose of the Amended Application is to facilitate the assignment of the application from 50-72 LIBERTY STREET LLC to LIBERTY STREET APARTMENTS, LLC.

- The answer to “APPLICANT:” on page 1 is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC.
- The answer to “APPLICANT:” on page 4 is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC.
- The answer to “Company Name:” on page 7 is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC.
- The answer to “Date formed:” on page 7 is amended to strike 04/26/2023 and insert 09/10/2024.
- The answer to “Title:” is on page 29 is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC, and a new signature is provided.
- On Page 30, the entity is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC and a new signature and notary is provided.
- On Page 31, the applicant is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC and a new signature and notary is provided.
- The answer to “Name of Project Beneficiary (‘Company’):” on page 32 is amended to strike 50-72 LIBERTY STREET LLC and insert LIBERTY STREET APARTMENTS, LLC.
- Three copies of these amended application pages are included: unredacted; redacted and redacted with citations.

I affirm under penalty of perjury that all statements made on this Amended Application are true, accurate, and complete to the best of my knowledge.

Dated: December 12, 2024

50-72 LIBERTY STREET LLC

BY: 
Andrew L Schrijver, Member

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.

Date Signed: December 12, 2024.

**Name of Person Completing Project
Questionnaire on behalf of the Company.**

Name: ANDREW L SCHRIJVER

Title: MEMBER / AUTHORIZED SIGNATORY

Phone Number: [REDACTED]

Address: [REDACTED]
[REDACTED]

Signature: _____



CITY OF NEWBURGH INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from City of Newburgh Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: City of Newburgh Industrial Development Agency
83 Broadway, 3rd Floor
PO Box 1298
Newburgh, New York 12551
Attention: Chairman

This application by applicant respectfully states:

APPLICANT: **LIBERTY STREET APARTMENTS, LLC (PROJECT NAME: 1 LAFAYETTE)**

APPLICANT'S STREET ADDRESS: [REDACTED]

CITY: **GARDINER** STATE: **NY** ZIP CODE: **12525**

PHONE NO.: [REDACTED] X NO.: **N/A** E-MAIL: [REDACTED]

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: **ANDREW L SCHRIJVER; MICHELLE F. RIDER; JOHN W. FURST; CHRISTOPHER DIRR; PATRICK PINKERTON; KEITH P. LIBOLT**

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF FIRM: **CATANIA, MAHON & RIDER PLLC**

NAME OF ATTORNEY: **MICHELLE F. RIDER; JOHN FURST**

ATTORNEY'S STREET ADDRESS: **641 BROADWAY**

CITY: **NEWBURGH** STATE: **NY** ZIP CODE: **12500**

PHONE NO.: **(845) 565-1100** FAX NO.: **(845) 565-1999** E-MAIL: **MRIDER@CRMLAW.COM**

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION.

SUMMARY OF PROJECT

Applicant: *LIBERTY STREET APARTMENTS, LLC*

Contact Person: *ANDREW L SCHRIJVER*

Phone Number:

Occupant: *145 RESIDENTIAL UNIT LEASEHOLDERS; APROX. 9-11,000 Sq. Ft. OF RETAIL (# OF LEASEHOLDERS TBD); APROX. 22,000 SF PARKING GARAGE (1 LEASEHOLDER TBD)*

Project Location:

- 50 LIBERTY STREET (SBL: 40-6-11)*
- 50 ½ LIBERTY STREET (SBL: 40-6-11)*
- 52 LIBERTY STREET (SBL: 40-6-11)*
- 54-72 LIBERTY STREET (SBL: 40-6-1.1)*

(LOTS TO BE CONSOLIDATED INTO SINGLE PARCEL)

Approximate Size of Project Site: *200,000 SF*

Description of Project:

THE LIBERTY STREET APARTMENTS A.K.A. 1 LAFAYETTE (THE "PROJECT") IS A MIXED-USE DEVELOPMENT COMBINING MIXED-INCOME AFFORDABLE, WORKFORCE AND MARKET RATE HOUSING WITH RETAIL/COMMERCIAL SPACE. THE PROJECT IS AN INFILL DEVELOPMENT LOCATED AT THE INTERSECTION OF LIBERTY ST. AND LAFAYETTE ST. THE DEVELOPMENT OF APPROXIMATELY 200K SQ. FT. WILL CREATE A SINGLE 5-STORY BUILDING (A PORTION OF WHICH WILL BE 4-STORY) COMPRISED OF 2 CONDOMINIUM UNITS. THE FIRST CONDOMINIUM UNIT WILL FEATURE 9,000 – 11,000 SQ. FT. OF COMMERCIAL/RETAIL SPACE WITH HIGH VISIBILITY AND WALKING TRAFFIC ALONG LIBERTY STREET; 18 MARKET RATE ONE-, TWO-, AND THREE-BEDROOM UNITS; AND AN INDOOR PARKING GARAGE. THE SECOND UNIT WILL FEATURE 127 ONE-, TWO- AND THREE- BEDROOM UNITS AFFORDABLE TO AREA HOUSEHOLDS EARNING 30-80% OF AREA MEDIAN INCOME. THE COMPLETED PROJECT WILL PROVIDE A MIX OF AFFORDABLE AND MARKET RATE HOUSING, AS WELL AS COMMERCIAL/RETAIL SPACE AND INCREASED OFF-STREET PARKING IN AN INFILL DEVELOPMENT TO IMPROVE THE ECONOMIC AND CULTURAL VIBRANCY OF THE SURROUNDING NEIGHBORHOOD.

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE “COMPANY”).

A. Identity of Company:

1. Company Name: **LIBERTY STREET APARTMENTS, LLC**

Present Address:

Zip Code: **12525**

Employer’s ID No.: N/A

2. If the Company differs from the Applicant, give details of relationship:
APPROXIMATELY 145 RESIDENTIAL LEASE HOLDERS, 4-6 COMMERCIAL RETAIL LEASE HOLDERS (9-11,000 Sq. Ft.), 1 COMMERCIAL PARKING GARAGE LEASE HOLDER WILL RESIDE AT PROPERTY OWNED AND MANAGED BY APPLICANT.

3. Indicate type of business organization of Company:

- a. Corporation. If so, incorporated in what country? _____; What State? _____; Date Incorporated _____; Type of Corporation? _____; Authorized to do business in New York? Yes ___; No ___.
- b. Partnership. If so, indicate type of partnership _____; Number of general partners _____; Number of limited partners _____.
- c. Limited Liability Company. If so, formed in what State? **NEW YORK**
Date formed: **09/10/2024**; Authorized to do business in New York State? Yes **X**; No _____
- d. Sole proprietorship.

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

- a. **ATTIC LABS LLC**
- b. **AHC LLC**
- c. **ROCKABILL DEVELOPMENT LLC**
- d. **QUAD GROUP LLC**

B. Management of Company:

I affirm under penalty of perjury that all statements made on this application are true, accurate, and complete to the best of my knowledge.



Applicant

By: **ANDREW L SCHRIJVER**

Title: **AUTHORIZED SIGNATORY; LIBERTY STREET APARTMENTS, LLC**

NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION
APPEARING ON PAGES 28 THROUGH 31 HEREOF BEFORE A NOTARY PUBLIC AND
MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING
ON PAGE 32.

VERIFICATION

(If Applicant is a limited liability corporation)

STATE OF NEW YORK, ORANGE COUNTY)
) SS.:
)

ANDREW L. SCHRIJVER deposes and says that he is the members of the firm of
(Name of officer of applicant) (Title)

LIBERTY STREET APARTMENTS, LLC, the corporation named in the attached
(limited liability corporation)

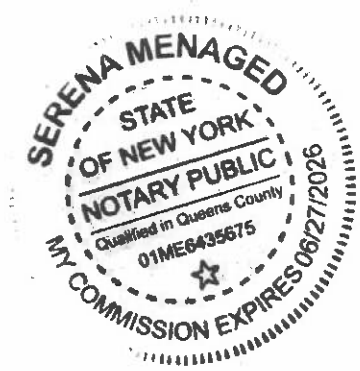
in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

(officer of applicant)


Sworn to before me this 12
day of December, 2024.

Notary Public
SERENA MENAGED






HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Newburgh Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

ANDREW L SCHRIJVER, LIBERTY STREET APARTMENTS, LLC
(Applicant)

BY:  _____

Sworn to before me this 12
day of December, 2024.

SERENA MENAGED 
Notary Public



TO: Project Applicants
 FROM: City of Newburgh Industrial Development Agency
 RE: Cost/Benefit Analysis

In order for the City of Newburgh Industrial Development Agency (the “Agency”) to prepare a Cost/Benefit Analysis for a proposed project (the “Project”), the Applicant must answer the questions contained in this Project Questionnaire (the “Questionnaire”) and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary (“Company”):	<i>LIBERTY STREET APARTMENTS, LLC</i>
2. Brief Identification of the Project:	<i>LIBERTY STREET APARTMENTS aka 1 LAFAYETTE</i>
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	<i>N/A</i>
B. Value of Sales Tax Exemption Sought	<i>\$0</i>
C. Value of Real Property Tax Exemption Sought	<i>\$7,173,371.00</i>
D. Value of Mortgage Recording Tax Exemption Sought	<i>\$0</i>
4. Likelihood of accomplishing the Project in a timely fashion:	<i>HIGHLY LIKELY; PROJECT IS UNDER DIRECTION OF PROVEN DEVELOPMENT TEAM.</i>

PROJECTED PROJECT INVESTMENT

A. Land-Related	
1. Land acquisition	
2. Site preparation (incl. Landscaping, utilities, ect.)	
3. Environmental Remediation	
B. Building-Related/Hard Costs	
1. Acquisition of existing structures	
2. Renovation of existing structures	
3. General Requirements	
4. Insurance & Bonds	
5. General Conditions	
6. GC Overhead	
7. GC Fee	
8. New Construction Costs	
9. Electrical systems	
10. Mechanical (HVAC, Plumbing, Fire Protection)	
11. Hard Costs Contingency	