

Angel Rojas
105 Liberty Street
Newburgh, NY 12550

City of Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550
Subject: Advocacy for 104 Washington Street Development

Dear Cher Vickers,

I am writing as the owner of Ms. Fairfax Restaurant to voice my support for the proposed 104 Washington Street development, which will provide 14 units of long-term affordable housing and 8,000 square feet of commercial space in the Liberty Street corridor. This project will be instrumental in creating jobs, fostering local business growth, and offering stable housing options to community members in need.

With Newburgh's continued development, projects like this are essential in maintaining a balanced, sustainable approach to economic and residential expansion. This initiative will enhance the area's vibrancy while ensuring affordability and opportunity for all residents.

I strongly encourage the City of Newburgh Industrial Development Agency to support this project, recognizing its far-reaching benefits for the entire community.

Thank you for your time and consideration.

Sincerely,
Angel Rojas
Ms. Fairfax

A handwritten signature in black ink, appearing to read 'Angel Rojas', with a horizontal line extending to the left towards the typed name.

From: [Charles Bivona](#)
To: [Vickers, Cher](#)
Subject: 1 Lafayette
Date: Friday, February 7, 2025 5:16:04 PM


Cher Vickers,

As a small business owner on Liberty st and Newburgh Native, I must say; I am thrilled to have some new buildings appearing and making this city a little more walkable. Street lights, newly paved sidewalks & some small changes to routing of traffic would be AMAZING!

I think Andrew and his team have a great view and focus for long term needs in the city, and I believe they have absolutely pure intentions. I support this and anything that would help make it happen.

Signed,

Chuck (CJ) Bivona III
Pasta man

t: 
ig: @bivonassimpypasta
www.bivonassimply.com

Dan Gilbert



2-6-25

Dear Ms. Vickers,

I am writing to express my strong support for the proposed real estate project at 104 Washington Street. This project represents a significant opportunity for both the local economy and the community, as it will bring much-needed affordable housing to the area and create valuable jobs in the commercial spaces.

The addition of affordable housing will be a major benefit to the community, addressing a critical need that will provide stability and opportunities for local residents. Furthermore, the project will contribute to the revitalization of the area, attracting new businesses and further investment into the local economy.

Additionally, the commercial spaces within the development will generate new jobs, providing employment opportunities and helping to stimulate economic growth. This multifaceted approach not only addresses housing shortages but also promotes local entrepreneurship and business development.

However, the success of this project hinges on the support of the Industrial Development Agency (IDA) through a Payment In Lieu of Taxes (PILOT) program. Without this essential assistance, the project would not be financially viable. The PILOT program will help reduce the financial burden, ensuring the development can move forward and bring these positive impacts to fruition.

Thank you for your time and consideration.

Sincerely,
Dan Gilbert
Local Business Owner and Resident

A handwritten signature in cursive script that reads "Dan Gilbert".

Eli Vaknin



2/8/25

City of Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550

Subject: Advocacy for 104 Washington Street Development

Dear Cher Vickers,

Please let this letter serve as a show of my support for the development project located at 104 Washington. The project that Philippe and his team is proposing will provide much needed affordable housing to local residents and help stimulate the local community as well as supply additional funds to the city that otherwise would not be had.

Philippe and his team have completed and stabilized many projects around the city and have a good reputation for doing good work. They give myself as well as many other residents and local business owners the confidence that they can complete this project timely and help stimulate the local community.

I strongly encourage the City of Newburgh Industrial Development Agency to support this project, recognizing its far-reaching benefits for the entire community as well as how projects like this need these programs in order to achieve this goal.

Thank you for your time and consideration.

Sincerely,

Eli Vaknin
Local Small Business owner and resident

Ellen Sigunick



02/06/2025

City of Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550
Newburgh, NY [ZIP Code]

Subject: Community Support for 104 Washington Street Project

Dear Cher Vickers,

I am writing to express my strong support for the 104 Washington Street development, which will bring much-needed affordable housing and commercial space to the Liberty Street corridor. This project will not only enhance housing stability for local residents but also stimulate economic activity through job creation and business opportunities.

The project represents a strategic investment in Newburgh's future, supporting both long-term residents and new businesses looking to thrive in our community. Ensuring a mix of affordable housing and commercial space will help drive economic diversity and sustainable growth.

I encourage the City of Newburgh Industrial Development Agency to approve this project, recognizing its significant contributions to Newburgh's continued development.

Thank you for your attention and support.

Sincerely,

Ellen Sigunick

A handwritten signature in blue ink that reads "E. Sigunick".

Jose Fuentes

[REDACTED]

[REDACTED]

[REDACTED]

February 11, 2025

Newburgh Industrial Development Agency

83 Broadway

Newburgh, NY 12550

Dear Cher Vickers,

I am writing to express my enthusiastic support for the development of 104 Washington Street. This mixed-use project will provide 14 units of long-term affordable housing and 8,000 square feet of commercial space, revitalizing the Liberty Street corridor by encouraging job creation, supporting local businesses, and providing essential housing options.

The project has garnered support from City Council members, State Assemblyman Jacobson, State Senator Rollison, as well as funding from Governor Hochul's Economic Development Spur Fund, Orange County HOME funding, the New York State Department of Housing and Community Renewal, and the Newburgh Community Landbank. These endorsements reflect the importance of this project in building a more vibrant and economically sustainable Newburgh.

I encourage the City of Newburgh Industrial Development Agency to approve this project and help realize its significant benefits for our community.

I appreciate your time and consideration.

Sincerely,

Jose Fuentes

Jose Fuentes

Febrero 11, 2025

Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550

Estimada Cher Vickers,

Le escribo para manifestar mi entusiasta apoyo al desarrollo de 104 Washington Street. Este proyecto de uso mixto proporcionará 14 unidades de vivienda asequible a largo plazo y 8,000 pies cuadrados de espacio comercial, revitalizando el corredor de Liberty Street al fomentar la creación de empleos, apoyar a los negocios locales y ofrecer opciones de vivienda esenciales.

El proyecto ha obtenido el respaldo de miembros del Concejo Municipal, el Asambleísta Estatal Jacobson, el Senador Estatal Rollison, así como financiamiento del Fondo de Impulso al Desarrollo Económico de la Gobernadora Hochul, el financiamiento HOME del Condado de Orange, el Departamento de Vivienda y Renovación Comunitaria del Estado de Nueva York, y el Newburgh Community Landbank. Estos respaldos reflejan la importancia de este proyecto en la construcción de un Newburgh más vibrante y económicamente sostenible.

Animo a la Agencia de Desarrollo Industrial de la Ciudad de Newburgh a aprobar este proyecto y ayudar a hacer realidad sus importantes beneficios para nuestra comunidad.

Agradezco su tiempo y consideración.

Atentamente,

Jose Fuentes





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

SUBJECT: Support for 104 Washington Street Development

Dear Cher,

I am writing to express my full support for the proposed 104 Washington Street development. This mixed-use project will not only provide 14 units of much-needed, long-term affordable housing but also introduce 8,000 square feet of commercial space to the Liberty Street corridor, fostering new job opportunities and local business growth.

By supporting this project, the City of Newburgh will reinforce its commitment to balanced economic development and housing accessibility. This initiative will revitalize the area, promote community stability, and encourage investment in Newburgh's future.

I encourage the City of Newburgh Industrial Development Agency to approve this project and help bring its benefits to our community.

Thank you for your consideration.

Sincerely,

Lisa Silverstone

Lisa Silverstone
Executive Director

Celebrating 25 years of transforming lives and building community through housing and the arts

111 Broadway, Newburgh, NY 12550 | (845) 562-6940 | safe-harbors.org

Michelle Kettler

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

2/5/25

City of Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550

Subject: Community Support for 104 Washington Street Project

Dear Cher Vickers,

I am writing to express my strong support for the 104 Washington Street development, which will bring much-needed affordable housing and commercial space to the Liberty Street corridor. This project will not only enhance housing stability for local residents but also stimulate economic activity through job creation and business opportunities.

The project represents a strategic investment in Newburgh's future, supporting both long-term residents and new businesses looking to thrive in our community. Ensuring a mix of affordable housing and commercial space will help drive economic diversity and sustainable growth.

I encourage the City of Newburgh Industrial Development Agency to approve this project, recognizing its significant contributions to Newburgh's continued development.

Thank you for your attention and support.

Sincerely,


Michelle Kettler



Newburgh Brewing Company
88 South Colden Street
Newburgh, NY 12550

[REDACTED]
845-569-2337

February 6th, 2025

City of Newburgh Industrial Development Agency
83 Broadway
Newburgh, NY 12550

Subject: Endorsement of 104 Washington Street Development

Dear Cher Vickers,

I wholeheartedly support the development of 104 Washington Street, a transformative project that will bring 14 units of affordable housing and 8,000 square feet of commercial space to a critical area of Newburgh. This initiative will bolster the local economy, create jobs, and provide stable housing solutions for community members.

As the Liberty Street business district continues to grow, it is vital for housing to be within walking distance to provide a population of residents to help support the thriving community of small, locally owned businesses. 104 Washington Street will bring increased residents to the area, which is integral for the success of the businesses.

This project aligns with Newburgh's ongoing revitalization efforts by fostering a diverse and economically sustainable neighborhood. The investment in both housing and business infrastructure will strengthen the city's long-term prosperity and ensure a more inclusive future for all residents.

In our 13 years of being in business, we have have seen Newburgh make great strides. The influx of new and exciting businesses, particularly on Liberty Street, has been a revelation. We now need more affordable and new housing to bring residents to sustain those businesses. This is such a project.

I urge the City of Newburgh Industrial Development Agency to support this development, recognizing its role in promoting economic and social stability in our community.

Thank you for your time and consideration.

Sincerely,

Paul Halayko
Owner, President
Newburgh Brewing Company

Vickers, Cher

From: Ottenhoff, Sam [REDACTED]
Sent: Monday, February 10, 2025 11:53 AM
To: Vickers, Cher
Subject: Support for 1 Lafayette & 104 Washington Street Projects

Dear Executive Director Vickers,

I am writing to express my support for the proposed affordable housing projects at 1 Lafayette and 104 Washington Street. These projects are crucial for addressing Newburgh's pressing housing needs and revitalizing vacant properties. As you are aware, ground-up market-rate development, whether single-family or multi-family, is currently financially unfeasible in Newburgh. Expanding the tax base with projects like these is vital to the city's long-term stability.

Until market conditions improve, the IDA's role is critical. We need the IDA and the City to secure the best possible agreements for Newburgh residents, while also understanding that failing to reach agreements will mean these properties remain undeveloped and unproductive. This would be a significant setback for the city.

Therefore, I urge all parties – including lenders, developers, city permitting departments, and the IDA – to move forward decisively with these projects. The increased density and economic activity they will generate are essential, providing much-needed forward momentum for Newburgh's growth. We are relying on collaborative effort to bring these beneficial developments online as quickly as possible.

Respectfully,

Sam Ottenhoff
[REDACTED]

Victor Espana

Newburgh Industrial Agency
83 Broadway
Newburgh, NY 12550

Estimada Cher Vickers,

Le escribo para expresar mi firme apoyo al desarrollo de 104 Washington Street, un proyecto transformador de uso mixto que proporcionará 14 unidades de vivienda asequible a largo plazo y 8,000 pies cuadrados de espacio comercial en el corredor de Liberty Street. Esta iniciativa generará empleos, fortalecerá los pequeños negocios y atenderá la urgente necesidad de vivienda asequible y de calidad en nuestra comunidad.

Insto respetuosamente a la Agencia de Desarrollo Industrial de la Ciudad de Newburgh a aprobar este proyecto, reconociendo su potencial para mejorar el desarrollo económico local y proporcionar oportunidades de vivienda estable para los residentes.

Agradezco su tiempo y consideración.

Victor Espana

VICTOR E .

Victor Spain

[REDACTED]

[REDACTED]

Newburgh Industrial Agency

83 Broadway

Newburgh, NY 12550

Dear Cher Vickers,

I am writing to express my strong support for the development of 104 Washington Street, a project mixed-use transformer that will provide 14 units of long-term affordable housing and 8,000 square feet of retail space in the Liberty Street corridor. This initiative will generate jobs, strengthen small businesses and address the urgent need for affordable, quality housing in our community.

I respectfully urge the City of Newburgh Industrial Development Agency to approve this project, recognizing its potential to improve local economic development and provide stable housing opportunities for residents.

I appreciate your time and consideration.

Victor Espana

Wilson Aguilar

[REDACTED]

[REDACTED]

City of Newburgh Industrial Development Agency

83 Broadway

Newburgh, New York 12550

Subject: Letter of Support for the 104 Washington Street Development Project

Dear Cher Vickers,

I am writing to express my strong support for the development of 104 Washington Street, a transformative mixed-use project that will provide 14 long-term affordable housing units and 8,000 square feet of commercial space in the Liberty Street corridor. This initiative will create jobs, strengthen small businesses, and address the urgent need for quality, affordable housing in our community. This project is supported by members of the City Council, New York State Assemblyman Jacobson, State Senator Rollison, and has secured funding through Governor Hochul's Economic Development Spur Fund, Orange County HOME funding, the New York State Department of Housing and Community Renewal, and the Newburgh Community Land Bank. These endorsements highlight its importance in the economic and social revitalization of Newburgh.

I respectfully urge the City of Newburgh Industrial Development Agency to approve this project, recognizing its potential to enhance local economic development and provide stable housing opportunities for residents.

I appreciate your time and consideration.

Sincerely,

Wilson Aguilar

Wilson Aguillar

Agencia de Desarrollo Industrial de la Ciudad de Newburgh
83 Broadway
Newburgh, NY 12550

Asunto: Carta de Apoyo para el Proyecto de Desarrollo en 104 Washington Street

Estimada Cher Vickers,

Le escribo para expresar mi firme apoyo al desarrollo de 104 Washington Street, un proyecto transformador de uso mixto que proporcionará 14 unidades de vivienda asequible a largo plazo y 8,000 pies cuadrados de espacio comercial en el corredor de Liberty Street. Esta iniciativa generará empleos, fortalecerá los pequeños negocios y atenderá la urgente necesidad de vivienda asequible y de calidad en nuestra comunidad.

Este proyecto cuenta con el apoyo de miembros del Concejo Municipal, el Asambleísta del Estado de Nueva York Jacobson, el Senador Estatal Rollison, y ha asegurado financiamiento a través del Fondo de Impulso al Desarrollo Económico de la Gobernadora Hochul, el financiamiento HOME del Condado de Orange, el Departamento de Vivienda y Renovación Comunitaria del Estado de Nueva York, y el Newburgh Community Landbank. Estos respaldos destacan su importancia en la revitalización económica y social de Newburgh.

Insto respetuosamente a la Agencia de Desarrollo Industrial de la Ciudad de Newburgh a aprobar este proyecto, reconociendo su potencial para mejorar el desarrollo económico local y proporcionar oportunidades de vivienda estable para los residentes.

Agradezco su tiempo y consideración.

Atentamente,
Wilson Aguillar

Wilson