



TOWN OF NEW WINDSOR

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Office of the Town Supervisor George A. Green

March 11, 2019

Dear Chairman and Orange County IDA Board Members:

As Supervisor for the Town of New Windsor I am writing to you in support of SDC Hudson Valley Realty, LLC's application for IDA incentives for their hotel project. SDC Hudson Valley Realty is an affiliate company of the Simone Development Companies. This project is the first phase of a multi-phase development, on the 89 acres Simone affiliates purchased from the Town of New Windsor in December in 2018.

As Supervisor, I work hard every day to encourage economic development opportunities that will create well-paying jobs for the local workforce, build tax revenue for our tax base and make the Town a destination for travelers as well as residents of nearby towns. At the same time, I strive to preserve the quality of life of our residents and a positive economic climate for our businesses.

One of the great resources for economic development in New Windsor is the Stewart Airport campus. Over the years, there have been many development visions for the airport campus that would jump start economic development by creating jobs and business opportunities. Early momentum was halted by the economic down turn in 2008. We now have an opportunity to restart the development of this site and to build the economic hub that we all envisioned.

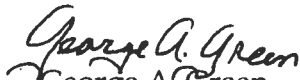
Over the past few years, I have worked with the Town Board and staff to attract well respected and accomplished developers to the town. One such developer, Simone Development Companies, has stepped up to work with the Town to create a vision for important economic development in the years ahead. Simone Development is a major developer that has created economic development success stories throughout the region. One example is the development of the Hutch Metro Center in the Bronx. The Bronx is one of the most fiscally challenged counties in the country; yet, in 2001 Simone began this development on vacant marshland in the North East section of the county. The Hutch Metro Center is now a vibrant medical and business complex that employs over 7,500 people and sees approximately 3,500 visitors per day.

After the Town's due diligence on the Simone team, the Town sold over 89 acres to affiliates of Simone Development Companies in December of 2018.

The first phase of Simone's 89 acre development is SDC Hudson Valley Realty LLC's hotel project that is before the IDA. The hotel is the anchor project for future developments on the 89 acres. The hotel is not a "one off" project but the first phase of a multi-phase development that is in line with the vision that Governor Cuomo supports for the New York Stewart International Airport. The Governor's vision includes creating permanent, high paying, quality medical jobs and manufacturing based business jobs, in addition to the many construction jobs for all phases of the development. The hotel itself - the first phase - will create approximately 100 construction jobs and 40 permanent jobs.

Economic development takes a public-private effort to be successful. I am proud that the Town of New Windsor has worked with the Simone team to create important economic development opportunities at the Stewart Airport campus. I strongly support the application from SDC for incentives from the OCIDA for this hotel project.

Very truly yours,


George A. Green
Town Supervisor