

John P. Genn III
6 Hunter Lane
Pawling, NY 12564

OCT 20 2017

10/17/19

Town of Poughkeepsie Planning Board
Town Hall
1 Overocker Road
Poughkeepsie, NY 12603

Dear Planning Board Members:

The proposed MacDonnell Heights Town Center project will bring tremendous economic benefits to the Town of Poughkeepsie. From a business perspective, it offers a unique combination of a small commercial and residential pedestrian neighborhood focusing on smart-growth. Whether people live, work, shop or visit for fun, this new project will create hundreds of jobs, generate significant tax revenue and grow the assessed land value.

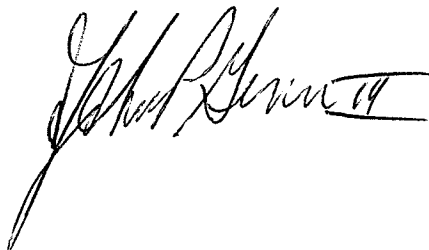
Those are all great reasons this project needs to become a reality.

In addition to an approved PILOT which will create \$35 million in tax revenue during its term, MacDonnell Heights Town Center project will also donate 20 acres of parkland to the town which will remain as an undeveloped open space. This will create the second largest town-owned park, offering people exemplary quality of life opportunities.

The concept of a pedestrian friendly town center with public open spaces supplemented with a mix of robust retail options, gathering and office spaces make this project extremely desirable for the town.

When considering economic and quality of life issues, the MacDonnell Heights Town Center project is an opportunity that the Town of Poughkeepsie needs to act upon and approve. Please approve this project. It will demonstrate your commitment to support finding new revenue sources in a unique way which equally benefits the residential and business community.

Sincerely,

A handwritten signature in black ink, appearing to read "John P. Genn III", with a horizontal line underneath the name.