



Wallace & Wallace, LLP

Attorneys at Law

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Sarah J. Driscoll
Lisa Pecchia
Jennifer Amicucci
SallyAnn Shute
Ana Valencia

December 3, 2015

*Admitted in NY and CT
**Of Counsel

Councilman Marty Irwin
New Paltz Town Board
50 Clearwater Road
New Paltz, NY 12561

Re: Proposal for Legal Services – Creation of Inter-Municipal Local Development Corporation (“LDC”)

Dear Mr. Irwin:

I would like to take this opportunity to introduce our firm, Wallace & Wallace, LLP, and offer our professional legal services to the Town.

We understand that the Town is pursuing the formation of a local development corporation (“LDC”) for the purpose of constructing a municipal center which will house the governmental centers of the Town and Village. We further understand that the LDC will be financing the construction and operation of the center and will rely on revenue streams from the Town and Village pursuant to long-term leases. We have experience in negotiating inter-municipal agreements and look forward to the opportunity to conclude these transactions on behalf of the Town.

For your information, we have provided an overview of our firm and the biographies of our attorneys. As you can see from the enclosed materials, our Firm consists of several experienced municipal attorneys. For years, our attorneys have counseled municipal boards and officials in all facets of municipal work, from day-to-day administration to complex litigation. We are fully familiar with Town Board governance, planning and zoning matters, tax certiorari proceedings, assessment issues and enforcement concerns. The Firm acts as special prosecutor for the Town

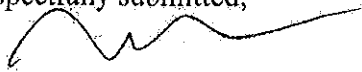
December 3, 2015

of Poughkeepsie, City of Poughkeepsie, Village of Wappingers Falls, and Town of Poughkeepsie Planning Board and Zoning Board.

We welcome the opportunity to discuss this matter further and respond to any questions you may have. We would be happy to meet with you to provide any additional information you may request and stand ready to assist any of with the Town's legal needs.

We look forward to hearing from you.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Paul Ackermann", with a wavy, stylized underline.

Paul Ackermann

PROPOSED FEE SCHEDULE

Wallace & Wallace, LLP proposes to charge an hourly fee of \$195/hour, billed in twenty (20) minute increments. The first ten (10) minutes of each action being free, to provide for routine phone calls and quick questions to be answered without cost to our municipal clients. The hourly rates apply to all time expended relative to this matter. Paralegals shall bill at a rate of \$95 an hour billed in twenty (20) minute increments.

In addition to the above legal fees, W&W shall also be reimbursed for out-of-pocket expense and disbursements, including but not limited to fees for court filings, process servers, experts, transcripts, attorney court services, appraisals, messenger services, overnight deliveries, etc. W&W will seek prior approval for all expenses in excess of \$500.

We will charge a rate of \$75 an hour for travel for all meetings, court appearances or other appointments outside of the County of Dutchess. The travel rate will be charged from the border of Dutchess to the destination.

TECHNICAL PROPOSAL

PROPOSED CONTACT

PAUL ACKERMANN, ESQ.

FIRM RESOURCES

The firm is located in a state of the art building with state of the art technology. We subscribe to the latest legal publications including Lexis Nexis. Each attorney has the ability to remotely access their computers giving them the ability to work from any remote office. We are highly dependent on technology to insure that we are accessible to our clients. We maintain close relationships with vendors for services such as court reporters, stenographers, process servers and private investigators, allowing for quick turnaround times.

CLERICAL STAFF

Our office is comprised of three paralegals, and an administrative assistant who provide assistance to the firm's three attorneys. All of their time is devoted to producing work product.

LIBRARY/RESEACH CAPABILITIES

The firm subscribes to all necessary legal publication and databases through Lexis-Nexis.

TECHNOLOGY SUPPORT

The firm represents a large number of banking institutions which require it to maintain the most up-to-date computer systems and printers and also provide a secure network which provides for the protection of electronic communication.

Expectations for Notice of Meetings

The firm prides it on being accessible to its clients and we are cognizant that there are times that meetings need to be called at the last minute for emergency situations. We will make an attorney available upon three days notice. However, we will always try to be available when needed despite the amount of notice.

CONFLICTS

The firm concentrates on representing municipal client's which reduces the potential of conflicts with our municipal clients. The firm doesn't know of any current conflicts.

REFERENCES

MAYOR JOHN C. TKAZYIK
CITY OF POUGHKEEPSIE
62 Civic Center Plaza
Poughkeepsie, New York 12601
(845) 451-4073

SUPERVISOR TODD TANCREDI
TOWN OF POUGHKEEPSIE
1 Overrocker Road
Poughkeepsie, New York 12603
(845) 485-3600

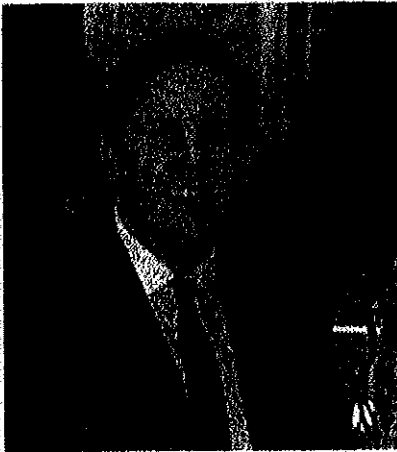
MAYOR MATT ALEXANDER
VILLAGE OF WAPPINGERS FALLS
2582 South Avenue
Wappingers Falls, New York 12590
(845) 297-8773

CHRISTOPHER G. BORYK
ASSESSOR
1142 Route 311
Patterson, New York 12563
(845) 489-8530

MICHAEL McCORMACK
LISCUM, McCORMACK VanVOORHIS, LLP
181 Church Street, #200
Poughkeepsie, New York 12601
(845-452-2268

CHIEF RONALD J. KNAPP
CITY OF POUGHKEEPSIE POLICE CHIEF
62 Civic Center Plaza
Poughkeepsie, New York 12601
(845) 451-1832

PAUL ACKERMANN



Paul Ackermann is currently the Corporation Counsel for the City of Poughkeepsie. Prior to being Corporation Counsel, Paul was an Assistant Corporation Counsel. He has been with the City since 2008.

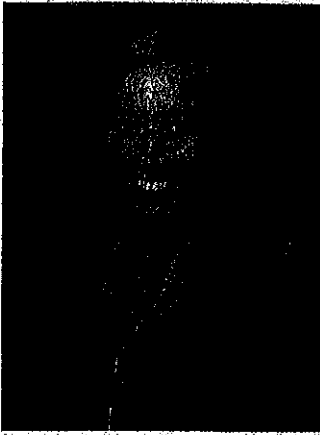
As Corporation Counsel, Paul is the lead contract negotiator for six bargaining units, including police and fire. He routinely defends the City against improper practice charges, employee grievances and other employment-related actions. He handles all employee discipline matters, including hearings required under Section 75 of the Civil Service Law. He has defended the City in employment-related Article 78 actions, as well as in other venues, including Unemployment and Division of Human Rights. Paul currently chairs the City's sexual harassment committee where he has investigated numerous complaints and drafted recommendations to the City Administrator. Paul oversees the management and administration of the City's General Municipal Law 207-A/207-C claims, as well as claims filed under the New York State Workers' Compensation Law. Paul counsels the City's human resource officers on changes in employment law, including Civil Service, Family Medical Leave Act ("FMLA") and Uniform Services Employment and Reemployment Rights Act ("USERRA").

As Corporation Counsel, Paul also represents the Planning Board and the Zoning Board. He has handled several large projects that required an extensive environmental review, including the replacement of the City's 100-year old reservoir. He prosecutes all of the City's building code and zoning violations. He works closely with the City's Building Department and its engineers. He has prosecuted several eminent domain cases and takings necessary to accomplish highway and street projects.

Paul acts as the claims manager for the City of Poughkeepsie which is self-insured with a \$1 million retention. Each claim must be evaluated for potential liability and a value established. He personally oversees and supervises every litigation. Paul handles the tax certiorari proceedings for the City. He has worked closely with the City Assessor to reduce the number of cases, providing substantial savings to the City by avoiding excessive tax refunds and also reducing the length of time needed to resolve cases.

Paul is active in his community. He currently sits on the Board of Mental Health America as its treasurer. He is a member of the New York State and Dutchess County Bar Associations.

LISA M. COBB



Lisa M. Cobb joined the firm in January 2015. Her practice consists of municipal law and litigation. Lisa also handles the Firm's appellate work. Lisa regularly counsels Planning and Zoning Boards on behalf of Dutchess County municipalities and represents those same municipalities in various litigation matters. She has participated in drafting local municipal zoning and building codes, and litigated the interplay between local zoning codes and the requirements of the New York State Agriculture and Markets Law. She also has represented applicants in Article 78 and other proceedings against municipalities in Dutchess as well as surrounding counties.

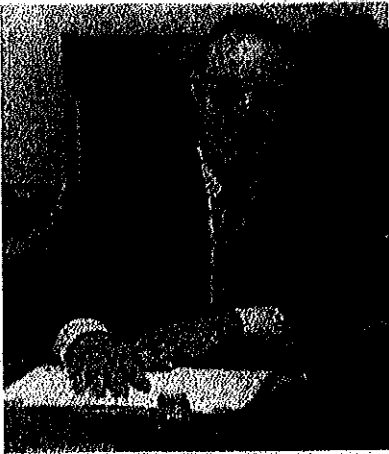
Lisa's name can be found on more than thirty reported decisions, including significant municipal and land use issues. In *315 Main Street Poughkeepsie, LLC v. WA 319 Main, LLC*, for example, Lisa successfully argued that a neighbor did not have a prescriptive easement over the adjoining property. In *Town of Wallkill v. Lachmann*, Lisa successfully represented the Town in enforcing its right to enjoin a car dealership from operating.

Lisa also has numerous published articles on land use topics. Subjects have included an analysis of the Supreme Court's decision concerning legislative prayer, "*United States Supreme Court Upholds Tradition and Continues Controversy in Town of Greece v. Galloway*," published in the *State Bar News* and the *Municipal Lawyer*, and "*Urban Chickens*," an overview of the zoning regulations concerning keeping poultry in residential areas, published in *The Senior Lawyer* and the *Municipal Lawyer*.

Prior to entering private practice, Ms. Cobb was a Deputy Attorney General for the Commonwealth of Pennsylvania in its Antitrust Section. She received her law degree from the Dickinson School of Law in Carlisle, Pennsylvania, where she was a member of the Dickinson Law Review and the Dickinson Environmental Law Review. She graduated *summa cum laude* from the State University of New York at Albany with a joint degree in English and Economics.

Lisa has volunteered extensively within the legal community. She presently serves on the Executive Committee of the Municipal Law Section of the New York State Bar Association. She organized and co-chaired the Fall 2011 Annual Meeting of the Section. Previously, she was a Committee Chair for the American Bar Association Section of Litigation's Trial Evidence Committee and its CLE and Teleconferences Committee. She has participated in numerous CLE programs throughout the country and moderated several national teleconferences on behalf of the ABA. She continues to be a regular presenter at various bar association programs, focusing on municipal law topics.

CRAIG M. WALLACE



Craig M. Wallace is currently counsel to the Town of Poughkeepsie Planning Board, and has been Special Prosecutor for the Town for the past five years. In that position, he has been in charge of the enforcement of zoning and building codes, Town ordinances, animal control regulations, non-criminal designated offenses and vehicle and traffic matters before the Town Justice Court.

Craig also has served the City of Poughkeepsie as a Code Enforcement Hearing Officer and Section 8 Hearing Officer. Craig and his father, Herb Wallace have extensive experience in tax certiorari proceedings, having represented the Towns of

Poughkeepsie, Hardenburgh, Kent and Patterson.

Craig began his legal career as an Assistant District Attorney in the Kings County District Attorney's Office. As an Assistant District Attorney, Craig was responsible for arraigning all borough-wide felony defendants as well as prosecuting misdemeanor cases from intake through trial. Craig also supervised and directed police investigations involving homicides, sex-crimes, robberies and other high-profile cases. He authored appellate briefs and drafted legal memoranda in response to post-judgment filings. Craig also presented more than 200 felony cases to the Grand Jury for indictment.

In 1995, Craig joined his father in private practice, forming the firm Wallace & Wallace, LLP. Since that time, Craig has been active in all phases of real estate and municipal law, including zoning, planning and land use cases. Craig also maintains a large banking practice, representing more than twenty-five lenders.

Craig is a graduate of the State University of New York at Albany where he earned his Bachelor of Arts in History. He graduated in 1991 from Syracuse University College of Law. Craig is admitted to practice law in New York and Connecticut.

Craig is active in his community. He is currently a member of Dutchess County Association of Realtors and Women's Council of Realtors and Mid-Hudson Valley Mortgage Bankers Association. He is a current board member for the Hudson Valley Renegades Pitch for Kids Foundation. He has coached baseball in the Town of Poughkeepsie program and competitive travel baseball for the Salt Point Highlanders and travel basketball at St. Martin De Porres. He is a past board member of the Poughkeepsie Housing Authority as well as the Mid-Hudson Alcohol Recovery Center ("MARC").

Craig is a member of the New York State and Dutchess County Bar Associations.

HERBERT N. WALLACE



Herbert N. Wallace has been practicing law since 1963 when he was hired by the New York State Attorney General as a Deputy Attorney General. Shortly after being hired, Herb was appointed Assistant to the Assistant Attorney General in charge of the Claims and Litigation Bureau in Albany. As part of his duties, Herb supervised the attorneys in the Claims and Litigation Bureaus in Albany, Syracuse, Rochester, Buffalo, Binghamton and New York City Offices. At times, there were approximately sixty attorneys under his supervision.

In 1965, when the Poughkeepsie District Office of the Attorney General was opened, Herb was appointed Assistant Attorney General in charge of that office. At the District Office, Herb expanded to the office from three attorneys to eight attorneys and five investigators. In addition to supervising the office, Herb was actively engaged in the trial of all types of cases involving the State of New York and was traditionally assigned complex cases involving legal and monetary questions. It is estimated that he tried over 300 cases to their conclusion and either settled or was successful on motion in disposing of another 600 cases.

Since 1979, Herb has been engaged in the private practice of law in Poughkeepsie, New York. His practice is general with concentrations in real estate, tax certiorari and condemnation law, and civil law.

In addition to his private practice, from February 1979 through December 1984, Herb was counsel to the New York State Banking Committee. Senator Jay P. Rolison was Chairman of the Committee. His duties included drafting, reviewing and revising the banking and other general laws that were introduced in the New York State Senate by Senator Rolison. Additionally, he was responsible for reviewing and commenting on all Bills in the Senate Banking Committee. From 1985 to 1988, he was also counsel to Senator Rolison, who at the time was the Assistant Majority Leader of the New York State Senate.

Herb is a graduate of Davis & Elkins College in Elkins West Virginia. While at Davis & Elkins College, Herb was a member of the Golden Circle, the College's equivalent of Phi Beta Kappa. He graduated 8th in a class of 132 students. He received a combination athletic and academic scholarship.

Herb went to law school at Syracuse University College of Law where he was the Law Alumni Scholar and received a scholarship for three years. He was Chief Justice of the Student Honor Court and Associate Editor of the Law Review. He graduated 16th in a class of 64 students.

Herb is active in his community. He previously served on the Board of Directors of the YMCA and is a supporter of Marist College athletics.

He is a member of the New York State and the Dutchess County Bar Associations.

LOUIS J. VIGLOTTI



Louis J. Viglotti has served as Village Attorney for the Village of Wappingers Falls, Dutchess County, since 1986. In that position, he has acted as general counsel to the Village Board of Trustees, the Village Planning Board and its Zoning Board of Appeals. He also has been primary litigation counsel for the Village and handled enforcement matters. Lou has overseen all disciplinary and employment matters for Village personnel. During his 28-year tenure with the Village, Lou has been involved in virtually every aspect of municipal governance. Prior to Lou's appointment as Village Attorney, he was elected and served as Deputy Mayor to the Village of Wappingers Falls for approximately three years.

Lou has been an attorney since 1982. He began his legal career in May of that year with the Dutchess County District Attorney's Office. During his employment as an Assistant District Attorney, Lou was responsible for the prosecution of more than 1,000 felony and misdemeanor cases.

In December of 1983, Lou left the District Attorney's Office for private practice, becoming a partner in the law firm of Vergilis, Stenger & Viglotti. He also was a sole practitioner for a period of time and on January 1, 1993, he formed a partnership with D. James O'Neil. While in private practice, Lou handled a myriad of legal matters, including criminal and civil litigation matters, wills, estates, real estate and municipal law.

Lou is admitted to practice in all courts of the State of New York as well as the Federal Courts of the Eastern and Southern District of New York. He has lectured on trial tactics and constitutional law at the New York State Police Academy and the Bureau of Municipal Police.

While his practice has always been centered in Dutchess County, Lou has regularly appeared in the County Courts of Putnam, Orange and Ulster Counties, as well as the Supreme, Justice and local courts located therein.

Lou obtained his Juris Doctorate degree from Pace University School of Law in 1982.

He is a member of the New York State and the Dutchess County Bar Associations.