

RESOLUTION NO. 2026070

RE: APPROVAL OF APPLICATION TO CORRECT TAX ROLL
AND TO ORDER THE LOCAL TAX COLLECTOR TO
ISSUE A CORRECTED TAX BILL

APPLICANT: M-M2 RE Holdings 23 LLC
131 Allen Rd.
Salt Point, NY 12578

ACCOUNT NO.: 134689-6262-04-757264-0000

Legislators BRENDLI, CASWELL, DARROW, KAUL, LAWLER, RHODES and SHAH offer the following and move its adoption:

WHEREAS, there is a water/sewer re-levy on the January 2026 County/Town Tax roll for the Town of Poughkeepsie under the name of M-M2 RE Holdings 23 LLC, Account No. 134689-6262-04-757264-0000, and

WHEREAS, the owner of said parcel, by application attached hereto, has applied for a correction of real property taxes on the basis of an alleged clerical error of said re-levy, and

WHEREAS, pursuant to Section 554 of the Real Property Tax Law, the County Director of Real Property Tax Service has investigated this claim and it has been determined and certified by said Director that the tax bill, as issued, is incorrect due to the clerical error, and

WHEREAS, attached hereto is the written report of said Director together with her recommendation that the application be approved by the County Legislature, and

WHEREAS, the County Legislature has agreed that a clerical error does exist, now, therefore, be it

RESOLVED, that the application received March 6, 2026, relating to Account No. 134689-6262-04-757264-0000 for a corrected tax roll is hereby approved, and be it further

RESOLVED, that the Clerk of the County Legislature be and she hereby is authorized and directed to send a copy of this resolution to the applicant and to the Town Tax Collector, directing said Tax Collector to issue a corrected tax bill as follows and attach a copy of this resolution to the warrant:

BUDGET, FINANCE & PERSONNEL

Municipality	Assessed Value	Exempt Amt.	Taxable Value	Corrected Tax
Dutchess County	386,500		386,500	916.67
Town of Poughkeepsie	386,500		386,500	1,756.22
Arlington Fire (AF024)	386,500		386,500	2,503.49
Consolidated Light (CL057)	386,500		386,500	65.85
Pok Lib Dist (GL000)	386,500		386,500	378.51
Town Wide Water Imp.	1,000		1,000	8.53
			TOTAL:	\$5,629.27

and be it further

RESOLVED, that the Tax Collector be instructed to return the unpaid portion as being erroneous when the accounts are settled with the Commissioner of Finance at the expiration of the warrant, and be it further

RESOLVED, that the Commissioner of Finance be and hereby is authorized and directed to charge-back the erroneous taxes after settlement with the collector at the expiration of the warrant as follows:

A430 Town Of Poughkeepsie

\$43,718.40

TOTAL CHARGEBACK AMOUNT \$43,718.40

CA-042-26
EMW/MB/mar/rjw
G-0194
03/27/26
Fiscal Impact: None

APPROVED
Susan J. Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date May 19, 2026

STATE OF NEW YORK

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 15 day of May, 2026 and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 15 day of May, 2026.



[Signature]
JULIE SHIROISHII, CLERK OF THE LEGISLATURE

COORDINATION

Initialing indicates information only:

 County Executive

 County Attorney (as to form)

 RPT

 Finance

 Comptroller

 Budget

SUE SERINO
COUNTY EXECUTIVE



HEIDI SEELBACH
COMMISSIONER

CATHERINE WEISSE
DIRECTOR

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF FINANCE
REAL PROPERTY TAX SERVICES DIVISION

Date: March 10, 2026

To: Sue Serino, County Executive

From: Catherine Weisse, Director, RPTS *CW*

Re: Resolution Request for May 11, 2026 Meeting

Please accept this memo along with my backup documentation as my request for a resolution for approval of a corrected tax bill.

Pursuant to RPTL §554(5), the tax levying body shall review applications filed by the property owner along with my investigative reports and either approve or deny the application. If the application is approved, they must make an order setting forth the corrected taxes and directing the officer having jurisdiction of the tax roll to make such correction.

FISCAL IMPACT STATEMENT

☒ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost \$ _____

Total Current Year Revenue \$ _____
and Source

Source of County Funds *(check one)*: ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount \$ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:

Correction of a January 2026 County/Town tax bill due to clerical error on the tax roll.

Prepared by: Margaret Burns

Prepared On: 3/9/2026

Dutchess County Real Property Tax Services

Correction of Errors Investigative Report

Legal Description (Grid #): 134689-6262-04-757264-0000

Owner's Name: M-M2 RE Holdings 23 LLC

Mailing Address: 131 Allen Rd. Salt Point NY 12578

Property Location: 920 Dutchess Tpke

School District: Arlington Central School Dist.

Special District: _____

Total Assessed Value on roll: 386,500

Corrected to: Same

Taxable Assessed Value on roll: 386,500

Corrected to: Same

Exemptions and amounts, if applicable:

Amount Levied: \$49,347.67

Should be: \$5,629.27

Tax Bill Paid: ☐ Yes ☒ No

Error Claimed is defined in Real Property Tax Law §550:

- ☒ Subdivision 2, Paragraph 1 (clerical error)
- ☐ Subdivision 3, Paragraph _____ (error in essential fact)
- ☐ Subdivision 7, Paragraph _____ (unlawful entry)

Reason:

- ☐ Exemption was approved by assessor, but not entered on roll
- ☐ Exemption amount incorrectly calculated
- ☐ Assessed value on roll does not match assessor's final work product
- ☐ Structure did not exist on taxable status date or was present on another parcel
- ☐ Assessment based on incorrect acreage
- ☐ Parcel should be Wholly Exempt
- ☐ Parcel Misclassified as homestead or non-homestead
- ☒ Other: Incorrect re-levy of a water/sewer bill.

Recommendation: ☒ APPROVE APPLICATION ☐ DENY APPLICATION

Details:

It is recommended that the application for a correction of a 2025/26 County/Town tax bill be approved.

Investigator: Margaret Burns

Director: Cathy Wilson

Date: 3/10/26



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Corrected Tax Roll

RP-554
(12/19)

RECEIVED

MAR 06 2026

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners M-M2 RE Holdings 23, LLC		DC REAL PROPERTY TAX SERVICES	
Mailing address of owners (number and street or PO box) 131 Allen Rd.		Location of property (street address) 920 Dutchess Tpke	
City, village, or post office Salt Point	State NY	ZIP code 12578	City, town, or village Poughkeepsie
Daytime contact number	Evening contact number		Tax map number of section/block/lot: Property Identification (see tax bill or assessment roll) 134689-6262-04-757264-0000
Account number (as appears on tax bill)		Amount of taxes currently billed 49,347.67	
Reasons for requesting a correction to tax roll: Incorrect water re-levy			

I hereby request a correction of tax levied by Town of Poughkeepsie for the year(s) 2026.
(County, city, village, etc.)

Signature of applicant X <u>Michael Mizea</u>	Date 3/6/26
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Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received 3/6/26	Period of warrant for collection of taxes 12/17/25
Last day for collection of taxes without interest 2/28/26	Recommendation Approve application ☒ Deny application ☐
Signature of official <u>Cathy Weiss</u>	Date 3/10/26

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of _____ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

Part 3 – For use by the tax levying body or official designated by resolution _____
(insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error ☐ Error in essential fact ☐ Unlawful Entry ☐

Amount of taxes currently billed	Corrected tax
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): _____ _____
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Signature of chief executive officer, or official designated by resolution	Date
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Instructions

General information

Where to send

Submit two copies of this application to the County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer).

When to send

Submit the application only **before** the collection warrant expires.

Wholly exempt parcel

Attach statement signed by assessor or majority of board of assessors substantiating that assessor obtained proof that parcel should have been granted tax exempt status on tax roll.

Payment requirements

You may pay without interest and penalties **only if**:

- the application was filed with the County Director on or before the last day that taxes may be paid without interest (see *Date application received* in Part 2); **and**
- you pay the corrected tax within eight days of the date on which the notice of approval is mailed to the applicant (see Part 3).

If either of these conditions is not satisfied, interest, penalties, or both must be paid on the corrected tax.

For use by Collecting Officer:

Order from tax levying body received on _____
Date

Corrected tax due	Date tax roll corrected
Interest and penalties (if applicable)	Date tax bill corrected
Total corrected tax due	Date application and order added to tax roll
Date payment received	

Signature of collecting officer	Date
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Town of Poughkeepsie

March 5, 2026

Cathy Weisse
Director of Real Property Tax Services
Dutchess County Real Property Tax Service Agency
22 Market Street
Poughkeepsie, NY 12601

RECEIVED

MAR 05 2026

DC REAL PROPERTY
TAX SERVICES

RE: Relevy of Unpaid Water/Sewer Billing to Parcel ID 6262-04-757264-0000, (920 Dutchess Tpk)

Dear Ms. Weisse:

The Town of Poughkeepsie would like to request the removal of unpaid water/sewer charges in the amount of Forty-Three Thousand Seven Hundred Eighteen Dollars and Forty Cents (\$43,718.40) from the property tax bill for parcel # 6262-04-757264-0000, 920 Dutchess Tpk. This relevy of the unpaid water/sewer charges was made in error in January 2026.

If you should require additional information or have any questions, please contact the Town Comptroller, Minal Patel at 845-485-3610 or via email at mpatel@townofpoughkeepsie-ny.gov.

Best Regards,

Minal Patel
Comptroller

Town Hall
1 Overocker Rd, Poughkeepsie NY, 12603
p. 845.485.3600 f. 845.485-3701
www.townofpoughkeepsie.com

RECEIVED

MAR 06 2026

**DC REAL PROPERTY
TAX SERVICES**

March 6, 2026

Cathy Weisse
Director of Real Property Tax Services
Dutchess County Real Property Tax Service Agency
22 Market Street
Poughkeepsie, NY 12601

RE: Removal of Inaccurate Relevy of Unpaid Water/Sewer Billing to Parcel ID 6262-04-757264-0000, (920 Dutchess Tpke)

Dear Ms. Weisse,

m-m2 RE Holdings 23, LLC is requesting the removal of incorrect unpaid water/sewer charges in the amount of Forty-Three Thousand Seven Hundred Eighteen Dollars and Forty Cents (\$43,718.40) from the property tax bill for parcel # 6262-04-757264-0000, 920 Dutchess Tpke. (tax bill enclosed). This relevy of the unpaid water/sewer charges was made in error by the Water/Sewer department in January 2026, as confirmed by Susan Cardinale, Senior Clerk at the Town of Poughkeepsie Water Dept., and Minal Patel, Comptroller for the Town of Poughkeepsie.

Thank you for your assistance and cooperation in this matter.

Best,

A handwritten signature in black ink, appearing to read "Michael Milea", is written over a horizontal line.

Michael Milea
Authorized Representative
m-m2 RE Holdings 23, LLC
mmilea@martellstrategicfunding.com

131 Allen Rd.
Salt Point, NY 12578

TOWN OF POUGHKEEPSIE: TOWN & COUNTY 2026 TAXES

FISCAL YEAR: 01/01/2026 to 12/31/2026	WARRANT DATE: 12/17/2025	STATE AID - COUNTY: \$123,740,526.00	TOWN: \$702,679.00
MAKE CHECK PAYABLE TO:		BANK	BILL NUMBER
			006945
			PAGE
			1 OF 1

KELLY TREMPER
RECEIVER OF TAXES
1 OVEROCKER RD
POUGHKEEPSIE, NY 12603

TO PAY IN PERSON:
 Town Hall
 Monday - Friday
 8:30 AM - 4:00 PM

PROPERTY INFORMATION:

TAX MAP #: 134689 6262-04-757264-0000

DIMENSION: 0.96 acres

RS: 1 CLASS: 1 Family Res

ADDRESS: 920 Dutchess Tpke

SCHOOL: Arlington School

FULL MARKET VALUE: 434300.00

UNIFORM % OF VALUE: 89.00

ASSESSMENT: 386500

PROPERTY OWNER:

M-M2 RE Holdings 23 LLC
 131 Allen Rd
 Salt Point, NY 12578

MEMORANDUM BILL

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
HOMESTEAD PARCEL		0.0000	0.00000000	0.00	0.00
COUNTY TAX	107014305	4.8000	2.37172200	386500.00	916.67
TOWN OUTSIDE TAX	29270879	5.0000	4.54390600	386500.00	1756.22
ARLINGTON FIRE	26244600	5.4000	6.47734700	386500.00	2503.49
CONSOLIDATED LIGHT	427989	7.6000	0.17037200	386500.00	65.85
POK LIB DISTRICT	2460773	3.8000	0.97933500	386500.00	378.51
TOWN WIDE WAT IMP	0	0.0000	0.00852800	1000.0 Units	8.53
UNPAID WATER	0	0.0000	0.00000000	0.00	43718.40

PAYMENT PERIODS

From:	To:	Tax Amount:	Penalty:	Notice Fee:	Total Due:	Amount Paid:	Date Paid:
JAN 16	MAR 2, 2026	49347.67			49347.67		
MAR 3	JUN 1, 2026	49347.67	986.95		50334.62		
JUN 2	AUG 31, 2026	49347.67	1973.91		51321.58		
TOTAL TAXES PAID TO DATE:		\$0.00	REMAINING TAXES DUE EXCLUDING ANY INTEREST OR PENALTY:			\$49347.67	

TOWN OF POUGHKEEPSIE: TOWN & COUNTY 2026 TAXES RECEIVERS STUB

134689 6262-04-757264-0000
 M-M2 RE Holdings 23 LLC
 131 Allen Rd
 Salt Point, NY 12578

BILL NO.: 006945
BANK:
MUNICIPALITY: Town of Poughkeepsie
SCHOOL: Arlington School
PROPERTY ADDRESS:
 920 Dutchess Tpke

TOTAL TAXES PAID TO DATE:	\$0.00	REMAINING TAXES DUE EXCLUDING ANY INTEREST OR PENALTY:	\$49347.67
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SCHEDULE A

Correction

Town of Poughkeepsie
2025/26 C/T Tax Bill

Grid Number: 134689-6262-04-757264-0000

Name: M-M2 RE Holdings 23 LLC

Location: 920 Dutchess Tpke

Currently on Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	386,500		386,500	0.002371722	916.67
Town of Poughkeepsie	386,500		386,500	0.004543906	1,756.22
Arlington Fire	386,500		386,500	0.006477347	2,503.49
Consolidated Light	386,500		386,500	0.000170372	65.85
Pok Library District	386,500		386,500	0.000979335	378.51
Town Wide Water Imp.	1,000		1,000	0.008528000	8.53
Unpaid Water	43,718		43,718		43,718.40
		School Interest (0 or 2%)		County Interest	
	Original amount	2%		7%	
Ret 2025/26 School Tax					
			Total Tax on Current Roll		49,347.67

Corrected Tax Roll	Assessed Value	Exemption Amount	Taxable Value	Tax Rate	Total
Dutchess County	386,500		386,500	0.002371722	916.67
Town of Poughkeepsie	386,500		386,500	0.004543906	1,756.22
Arlington Fire	386,500		386,500	0.006477347	2,503.49
Consolidated Light	386,500		386,500	0.000170372	65.85
Pok Library District	386,500		386,500	0.000979335	378.51
Town Wide Water Imp.	1,000		1,000	0.008528000	8.53
					-
					-
					-
		School Interest (0 or 2%)		County Interest	
	Original amount	2%		7%	
Ret 2025/26 School Tax					-
			Total Tax on Corrected Roll		5,629.27

Chargeback

A342 Allow. For Uncoll. Taxes

A430 Tawn of Poughkeepsie

43,718.40

TOTAL CHARGEBACK AMOUNT: \$43,718.40

Budget, Finance, and Personnel Committee Roll Call

<i>District</i>	<i>Name</i>	<i>Yes</i>	<i>No</i>
District 16 - Fishkill and Beacon	Valdés Smith*	X	
District 9 - City of Poughkeepsie	Atkins*	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn*	X	
District 3 - LaGrange	Polasek*	X	
District 12 - East Fishkill	Metzger*	X	
District 1 - Town of Poughkeepsie	Redl (VC)	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler (C)	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 21 - East Fishkill	Caswell	X	

Present: <u> 11 </u>	Resolution: <u> </u>	Total : <u> 11 </u> <u> </u>
Absent: <u> 1 </u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026070 APPROVAL OF APPLICATION TO CORRECT TAX ROLL AND TO ORDER THE LOCAL TAX COLLECTOR TO ISSUE A CORRECTED TAX BILL (APPLICANT: M-M2 RE Holdings 23 LLC)

Roll Call Sheets

District	Last Name	YES	NO
District 16 - Fishkill and Beacon	Valdés Smith	X	
District 9 - City of Poughkeepsie	Atkins	X	
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn	X	
District 3 - LaGrange	Polasek	X	
District 12 - East Fishkill	Metzger	X	
District 1 - Town of Poughkeepsie	Redl	X	
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Arnoff	X	
District 4 - Hyde Park and Town of Poughkeepsie	Lawler	X	
District 5 - Town of Poughkeepsie	Shah	X	
District 6 - Town of Poughkeepsie	Kaul	X	
District 7 - Hyde Park and Pleasant Valley	Darrow	X	
District 8 - City and Town of Poughkeepsie	Brendli	X	
District 10 - City of Poughkeepsie	Johnson		ABSENT
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney	X	
District 13 - East Fishkill and Wappinger	Giles	X	
District 14 - Wappinger and Town of Poughkeepsie	Winsby	X	
District 15 - Wappinger	Faust	X	
District 17 - Town and Village of Fishkill	McHoul	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago	X	
District 21 - East Fishkill	Caswell	X	
District 22 - Beekman and Union Vale	Tresca	X	
District 23 - Pawling, Beekman and East Fishkill	Rolison	X	
District 24 - Dover and Pawling	House	X	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Alexander	X	
Present: <u>24</u>	Resolution: ____	Total : <u>24</u>	____
Absent: <u>1</u>	Motion: ____	Yes	No
Vacant: ____		Abstentions: ____	

CONSENT AGENDA: RESOLUTIONS 054, 064, 065, 066, 067, 068, 069, 070, 071, 072, 074, 075, 078, 079, 080, 081, 083, 084, 086, 087, 088 OF THE YEAR 2026