

BUDGET, FINANCE & PERSONNEL

RESOLUTION NO. 2026125

RE: REAPPOINTMENT TO THE DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK BOARD OF DIRECTORS

Legislators MUNN, CASWELL, LAWLER, and REDL offer the following and move its adoption:

WHEREAS, in accordance with New York General Municipal Law, New York State's Land Bank Program, and an Intermunicipal Agreement with the Common Council of the City of Poughkeepsie, the Dutchess County Legislature is authorized to make two (2) appointments to serve on the Board of Directors of the Dutchess County-Poughkeepsie Land Bank ("DCPLB"); and

WHEREAS, DCPLB Board Member Curtis Darragh's term is set to expire on August 25, 2026; and

WHEREAS, Mr. Darragh has expressed an interest in being reappointed to a three-year term; and

WHEREAS, it is in the best interest of the Dutchess County Legislature, the City of Poughkeepsie, and its citizens that the DCPLB Board of Directors have a full complement of members in order to properly conduct the business required of the DCPLB; now, therefore, be it

RESOLVED, that the Dutchess County Legislature does hereby reappoint Curtis Darragh to the Dutchess County-Poughkeepsie Land Bank Board of Directors to a term commencing on August 26, 2026, and ending on August 25, 2029.

APPROVED

Susan J. Serino

SUSAN J. SERINO
COUNTY EXECUTIVE

Date Aug. 21, 2026

STATE OF NEW YORK

ss:

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 10th day of August 2026, and the same a true and correct transcript of said original Resolution and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 11th day of August 2026.



[Signature]
JULIE SHIROISHI, CLERK OF THE LEGISLATURE

Curtis Darragh

Real Estate Executive | Brokerage Owner | Investor | Board Treasurer

Poughkeepsie, NY | [REDACTED] | [REDACTED] | [REDACTED]

Executive Profile

Licensed Real Estate Broker and business owner with 25+ years of experience spanning brokerage leadership, REO disposition, appraisal, underwriting, redevelopment, and investor education. Founded Legacy Land & Homes LLC in 2011 and facilitated the sale of 500+ residential real estate transactions across Dutchess and Ulster Counties. Experienced in REO disposition services for institutional clients, team leadership, operational systems, and community redevelopment through board governance.

Core Competencies

- REO Asset Disposition
- Real Estate Brokerage Leadership
- Property Valuation & Appraisal
- Underwriting & Risk Analysis
- Distressed Asset Management
- Contract Negotiation
- Business Development
- Team Leadership
- Strategic Partnerships
- CRM & Workflow Automation
- Redevelopment Strategy
- Real Estate Investment Analysis

Professional Experience

Legacy Land & Homes LLC | Licensed Real Estate Broker / Owner | 2011–Present

- Founded and scaled boutique brokerage serving Dutchess and Ulster Counties.
- Facilitated the sale of 500+ residential real estate transactions across Dutchess and Ulster Counties.
- Leads a team of 5 real estate professionals and implements systems for lead generation, CRM workflow, and client experience.
- Integrates technology and automation to improve operational efficiency and follow-up.

Dutchess County-Poughkeepsie Land Bank | Treasurer & Board Member | 2024–Present

- Provide financial oversight, fiduciary accountability, and governance support for redevelopment initiatives.

- Support acquisition, redevelopment, and disposition strategies for vacant and underutilized properties.
- Collaborate with municipal and nonprofit stakeholders to advance community revitalization.

Legacy Wealth Builders REIA (formerly Mid-Hudson Valley REIA) | Founder & President | 2001–2021

- Founded and led one of New York's longest-running real estate investor education and networking organizations.
- Developed investor education programming and professional networking initiatives.

Houlihan Lawrence, Inc. | Licensed Associate Broker | 2003–2011

- Provided REO disposition, BPO, occupancy, preservation coordination, and asset liquidation services for institutional clients including FNMA, Wells Fargo, Chase, and Green River Capital.
- Advised investors on acquisition and analysis of residential investment opportunities.

Riess Appraisals | Licensed Real Estate Appraiser | 2003–2006

- Prepared supported property valuations and consulted with banks, developers, attorneys, and agents.

MortgageSelect.com | Mortgage Underwriter | 1999–2003

- Performed underwriting for conventional, jumbo, FNMA, and Freddie Mac loan products and trained staff on underwriting systems.

Education

Florida Atlantic University — Bachelor of Science, Finance

Dutchess Community College — Associate Degree, Business Administration

FISCAL IMPACT STATEMENT

☒ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by the requesting department)

Total Current Year Cost \$ _____

Total Current Year Revenue \$ _____
and Source

Source of County Funds (check one):

- | | | |
|--|--|--------------------------------------|
| ☐ Existing Appropriations | ☐ Contingency | ☐ Transfer of |
| ☐ Additional Appropriations | ☐ Other (explain) | Existing |
| | | Appropriations |

Identify Line Item(s):

Related Expenses: Amount \$ _____
Nature/Reason:

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

Are there any costs associated with this resolution that impact any municipality within Dutchess County? ____ (If YES, provide detail here or separately)

Additional Comments / Explanation:

Prepared by: Y Valdes Smith Prepared On: 7/17/26

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	X	
District 18 - City of Beacon and Fishkill	Rhodes	X	
District 21 - East Fishkill	Caswell	X	

Present: <u>12</u>	Resolution: <u> </u>	Total : <u>12</u> <u> </u>
Absent: <u> </u>	Motion: <u> </u>	Yes No
Vacant: <u> </u>		Abstentions: <u> </u>

2026125 REAPPOINTMENT TO THE DUTCHESS COUNTY-POUGHKEEPSIE LAND BANK
BOARD OF DIRECTORS

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		ABSENT
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>23</u>	Resolution: ____	Total : <u>23</u>	<u>0</u>
Absent: <u>2</u>	Motion: ____	Yes	No
Vacant: ____		Abstentions: ____	

CONSENT AGENDA: RESOLUTIONS 2026123, 124, 125, 126, 127, 128, 129, 130, 132, 133, 135, 137