

Newburgh Commercial
Development Corp.

Request for Qualifications

9/03/09

Personal Information

- Vincent Cappelletti
239 Agor lane

Mahopac, NY 10541

- Victor Cappelletti

2959 Sherman ct

Mohegan Lake, NY 10547

Company Information

- Newburgh Commercial Development Corp.
333Broadway
Newburgh, NY 12550

- Real Management Corp
239 Agor Lane,
Mahopac, NY 10541

Development Experience

Over the past 30 years we have had extensive experience developing both commercial and residential properties in Westchester, Dutchess, Putnam and Orange counties. Some of the projects we have worked on over the years have been

- Building custom homes, on contract and speculation.
- Renovating and operating a 62 room hotel.
- Building and operating a 400 person room catering hall.
- Environmental cleanup of a gas station with the DEC.
- Numerous Residential subdivision projects in Putnam and Dutchess Counties.
- Completely renovated and rented 280 Broadway, a 60,000 Square foot Office Building.
- Completely Renovated and rented 290 Broadway, a Retail strip mall comprised of 13 separate units.
- Completely Renovated and rented 600 Broadway, a mixed use retail center.
- Constructed and rented 608, 610, and 612 Broadway, 3 Modern Retail buildings and a 40,000 Square foot Mini Storage facility, which we operated as a business as well.
- Management and Maintenance of all other properties we own.

Financial Capability

All of the projects we have completed here in Newburgh and across the river have been completely funded in house. Any financial disclosures that the city deems necessary will be provided as part of an agreed upon deal, through further negotiations.

References

Throughout our development experience here in Newburgh we have dealt with the planning board, the zoning board, the building department and the fire department, we would submit these as our references within the city. Other Newburgh Companies who we would submit as references in Newburgh are: Rim supply, Pro Build, Marjam, Albro, William A Smith and Sons Insurance, and Marangi waste disposal. Also any of our 30+ tenants from within the city can be reached for reference. All our references are familiar with the work that we do and the contributions we have made in making the city of Newburgh a better place.

Redevelopment Approach

The scope of the work that is necessary within the Development zones identified by the city is comprehensive and diverse. Any developer that the city chooses to work with must be aligned with the long term goal of the city and the community as a whole. We will propose development that is financially feasible and that fits the long term goal of the city.