



The Kearney Realty & Development Group, Inc., a diversified real estate development and property management firm located at 34

Clayton Boulevard, Suite A, Baldwin Place, New York, was founded by Kenneth Kearney in 1996. Mr. Kearney's career of over thirty (30) years in real estate development features a consistent string of accomplishments resulting in completed, successful projects located throughout the Hudson Valley region in New York State. In 2009, Mr. Kearney's son, Sean K. Kearney, began working full time for the Kearney Group. To date, Kearney Group has built commercial and residential projects valued at more than \$200 million, is currently under construction on over \$100 million of development, and is currently involved in developments valued at \$90 million. Kearney Group is a corporation and is qualified to do business.

Kearney Group has been successfully developing communities since the 1990s. Kearney Group began by renovating historic, vacant, single family homes in the City of Beacon, and the City of Newburgh. In each case, Mr. Kearney forged public and private partnerships with city and county government agencies. This methodology ultimately became a recurring theme of his development strategy in addressing the challenges of adaptive re-use and new construction in urban areas. Similar projects were successfully undertaken in the Town of Catskill and in the City of Meriden, Connecticut. These early projects set the tone for the impressive undertakings that were to follow, including:

- 27-33 East Main Street (1998) – A mixed-income and mixed-use building located in a historic district in the City of Beacon, NY. This property was a full rehabilitation of a historic building in a local historic district and was completed in 1994.
- Washington Market (1999) – A mixed-income and mixed-use building located in a historic district in the City of Newburgh, NY. Washington Market is home to the popular Liberty Street Bistro.
- Wynwood Oaks Development Project (2002) – An eighty (80) unit affordable senior housing development in the Town of Yorktown.
- Red Hook Commons (2006-2008) - A senior housing, commercial and market rate development property in the Village of Red Hook, NY, which was a county-owned brownfield site. Kearney Group worked with New York State Department of Environmental Conservation (DEC), the Brownfields Remediation Program, and the



Village of Red Hook to reclaim and find a positive new use for the previously abandoned and contaminated property.

- Pendell Commons (2009) - An inter-generational housing development consisting of twenty-four (24) affordable senior apartments and forty-eight (48) workforce housing apartments in the Town of Poughkeepsie, NY.
- The Mews at Baldwin Place (2010) – Part of a Planned Development consisting of residential, retail, office buildings centered on a village green, The Mews is a seventy-three (73) unit affordable senior housing project in Somers, NY, in partnership with the Housing Action Council.
- Poughkeepsie Commons (2012) – Consisting of twenty-four (24) supportive housing apartments for service-disabled Veterans and forty-eight (48) affordable senior housing apartments located in the City of Poughkeepsie.
- Highridge Gardens (2015) – In partnership with Rehabilitation Support Services, these two residential buildings located in the City of Poughkeepsie contain fifty (50) studio apartments with units set aside as supportive housing and twenty-four (24) one-bedroom workforce housing apartments.
- The Mews II at Baldwin Place (2015) – Part of a Planned Development consisting of residential, retail, and office buildings centered on a village green, The Mews is a seventy-five (75) unit affordable senior housing project in Somers, NY, in partnership with the Housing Action Council.
- The Hamlet at Pawling (2016) – In partnership with Castagna Realty, the Hamlet is part of an approved Planned Development that includes mixed use, market rate senior housing, affordable senior housing, assisted living, medical, and commercial on Route 22 in the Town of Pawling. The Hamlet consists of eighty (80) affordable senior housing apartments.
- The Mews at Hopewell Junction (2017) – An intergenerational and mixed-income supportive housing development on Route 376 in the Hamlet of Hopewell Junction in partnership with Abilities First. This development offers eighty-nine (89) units of housing across from East Fishkill Town Hall, Town Library, and Town Parks.



- Lofts on Main (2018) – A mixed use, mixed-income, artist housing development on a remediated brownfield on Main Street in the City of Peekskill. This development consists of fifty (50) artist lofts, twenty-two (22) middle-income units, and four (4) commercial store fronts.



- Crossroads at Baldwin Place (2018) – A mixed use, mixed-income and intergenerational housing development located on Route 6 in Somers, New York. This development includes a retail and office building with large frontage on Route 6, fifty-two (52) units of affordable senior housing, ten (10) units of mixed-income family housing, and two (2) units of market-rate housing across the street from Baldwin Place shopping center.

- Queen City Lofts (2019) - A mixed use, mixed income, and artist housing development on a remediated brownfield on Main Street in the City of Poughkeepsie. This development consists of fifty (50) artist lofts, twenty (20) middle income lofts, and six commercial store-front and is located close to the metro north train station.

- West End Lofts (Under Construction) – A mixed-income housing development located next to City Hall in the City of Beacon. This development consists of fifty (50) artist lofts, twenty-one (21) middle income units, and twenty-five (25) market rate units located close to the metro north train station



- Hidden Meadow (Under Construction) – Consists of forty (40) market rate for sale townhomes and sixteen (16) affordable for sale townhomes in the Town of Somers, New York.

- Crannell Square (Under Development) – A mixed-income housing development that is part of a larger mixed-used development that includes a 30,000 square foot movie theatre and a 5,000 square foot restaurant. Located in the City of Poughkeepsie, Crannell Square will rebuild the historic Crannell Street into a cobblestone pedestrian park that will be the center focus of the mixed-use and mixed-income development.



Since 2002, Kearney Group has successfully developed over 1,200 units throughout New York State. To date, Kearney Group has successfully developed commercial, mixed-use, senior, workforce, veteran, supportive, market-rate, middle-income, and artist housing. Kearney Group is the leading development firm in the Hudson Valley Region for mixed-income and downtown revitalization developments. Each development was completed either early or on time and on budget.

Kearney Group has been recognized as a regional leader in its field for both innovation and quality. In 2009, Kenneth Kearney was recognized by the non-profit Mid-Hudson Pattern for Progress as its “Hudson Valley Developer of the Year.” In 2014, Kearney Group committed to requiring all future buildings to be LEED certified. In 2015, The Kearney Realty & Development Group was recognized by Think Dutchess, Alliance For Business for the Developer/Investor Award for Business Excellence.

In 2015, Kearney Group was the first developer in New York State to use the Middle-Income Housing Program. The model of such workforce housing and middle-income housing has served as an economic engine for distressed areas.

In addition to real estate development, Kearney Group also manages all their own properties. With a portfolio of over 1,200 residential apartments and over 70,000 square feet of commercial and retail, Kearney Group has extensive experience in maintaining their developments to a high standard to ensure their long-term financial stability and overall success.