



LAGRANGE FIRE DISTRICT

504 Freedom Plains Rd • Poughkeepsie, NY 12603



MINUTES BOARD OF FIRE COMMISSIONERS Regular Meeting Wednesday, August 12, 2026

ATTENDEES: Commissioner Marc Komorsky
Commissioner Robert Taft
Chief Anthony Champion (via Teams)
Deputy Chief Scott Merritt
Bookkeeper Jen Kaiser
Jeff Lenkowski - IT
Commissioner Vincent Tierney
Commissioner Jeff Kaiser
Deputy Chief Bryan Zittel
Secretary Bria Le
Attorney Michael Hekle (via Teams)

At 6:03 PM, Chairman Komorsky called the Board of Fire Commissioners Regular Meeting to order for Wednesday, August 12th, 2026, and led the Pledge of Allegiance. He welcomed everyone to the meeting.

MINUTES: - 7/28/26 Regular Meeting Minutes

Upon a MOTION made by Commissioner Taft and SECONDED by Commissioner Tierney, the Board RESOLVED to approve the 7/28/26 Regular Meeting minutes. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky - Aye. **Motion Carried.**

CORRESPONDENCE: -

- Check – A check from Mass Mutual for a policy refund in the amount of \$1367.62 was received. Upon a MOTION made by Commissioner Taft and SECONDED by Chairman Komorsky, the Board RESOLVED to deposit the Mass Mutual check in the amount of \$1367.62 into the General Fund. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky - Aye. **Motion Carried.**
- Correspondence – Secretary Le stated a thank you letter and donation to the fire department was received from Mary Gehrlein. She was thanking them for supplying a truck to her father, Bruce Baright's funeral service on 7/29/26. He was a volunteer for many years with LaGrange. There was a \$100 donation made to the Fire Department included. Chairman Komorsky stated that check will be given to Commissioner Kaiser to be deposited into the department account. Secretary Le will send out a thank you card for the Department.

ROOM USE REQUESTS: (None)

WORKSHOP ITEMS:

- Station 1 Building Update – Commissioner Tierney stated they had a meeting yesterday and he asked if anyone had any questions. Deputy Chief Zittel asked if there was a move in date yet. Chairman Komorsky stated there was some incomplete and shoddy workmanship done so the Board of Fire Commissioners goal, with the help of the Deputy Chiefs and the Chief is to get the things that are not done correctly corrected. It might take a little bit more time. They do not have a move in date yet. They are working very hard to get to that point. There are some issues that will need to be discussed with the attorney during executive session. It continues to be a work in progress. Chairman Komorsky stated there is some consideration in regard to putting glass doors on the handicap stall for the shower. He was on Route 9 D and saw a van with the name

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Absolute Shower Doors so he got their number and will call them. Commissioner Kaiser stated he has an appointment tomorrow morning with Standard Glass at Station 1 between 10:00 AM and 11:00 AM to discuss the front entryway door. Chairman Komorsky stated he could probably talk with them about the bathroom at the same time. Commissioner Kaiser stated he would.

- Station 1 Phase 2 Update – Commissioner Taft stated this would be discussed during executive session.
- Station 2 Brick & Roof Repair –Commissioner Tierney stated the steel welder will be here on Monday. Once that is all welded and anchored then the mason will come in.
- Station 2 Emergency Generator Assessment - Chairman Komorsky stated they have a temporary generator in place provided by Caterpillar. They have ordered the new generator. Deputy Chief Merritt asked if they were supposed to be fueling this and if they know how big of a tank it has. Chairman Komorsky stated that is their responsibility.
- Radio Tower Lease – Chairman Komorsky stated he has been speaking with Frank Redl. He has received his check for the amount past due. Secretary Le stated what is in their packet is for a one year lease. It is an extension of the current one. The Chief has been working on getting a new placement on the tower and that will be a separate five year lease that is being worked on in the meantime. This lease is effective from April 1st so it does need to be approved so they have coverage until the new lease is done.

Upon a MOTION made by Commissioner Tierney and SECONDED by Commissioner Kaiser, the Board RESOLVED to approve the one year lease for the radio tower. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky - Aye. **Motion Carried.**

- Staffing Community Events – Chief Champion stated there was nothing at this time. He did check in with Mr. Edgar. They did do a Red Cross smoke detector initiative. There were no installations, but the program is up and running. At this time there are no additional community events outside of the increased use of the parks for the summer months. Deputy Chief Merritt stated he did get a request for four dates for high school football games to have the ambulance there. They are September 10th, 18th, 24th and October 23rd. Chairman Komorsky asked what they are proposing and would there be volunteers like in the past. Deputy Chief Merritt stated they could open it up to volunteers but he is not sure if they will have any volunteers that are certified to be on the ambulance. Historically they have tried to send an ALS ambulance out there for the games but sometimes it is a BLS ambulance. There are some BLS volunteers who like to ride on the ambulance.

Upon a MOTION made by Chairman Komorsky and SECONDED by Commissioner Tierney, the Board RESOLVED to provide a driver and a paramedic for the AHS football games. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky - Aye. **Motion Carried.**

Chairman Komorsky stated Mr. Edgar is present and he asked him if he had anything additional to add. Mr. Edgar stated on August 25th they're going to Overlook Primary School for their Back to School event. It is just a meet and greet and he will bring down an engine. On September 25th

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they will be at Abilities First ARC School. There will be an engine and an ambulance to speak to them about what the fire district does.

Upon a MOTION made by Commissioner Kaiser and SECONDED by Commissioner Tierney, the Board RESOLVED to approve the events on August 25th at Overlook Primary School and on September 25th at the Abilities First ARC School. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky - Aye. **Motion Carried.** Chairman Komorsky asked that Mr. Edgar be sure to get it on the group notifications.

- Grant Update – Chief Champion stated as of right now there has been no word on the SAFER Grant after the closeout submission has been placed in there. He is working with Deputy Chief Zittel and Secretary Le who have submitted firehouse subs at this time but does not believe that anything has come through yet. Deputy Chief Zittel stated that was correct they have not heard yet. Chief Champion stated they are looking at a few other grants but they have nothing to report at this time.
- Grant Writing Update – Deputy Chief Zittel stated they are waiting to hear back from both grants. There is nothing else to report at this time.
- Town of LaGrange Board Meeting update – Chairman Komorsky asked if anybody wanted to volunteer to attend on 8/19. Secretary Le stated the last one they had on the website was August 5th and they do not have another agenda posted as of yet. Chairman Komorsky stated he would get her a copy of one. It should be two weeks from the August 5th date in case anyone wants to attend. It should be August 19th. Commissioner Tierney stated on the Facebook group it stated they are trying to rally the troops on Thursday to discuss the Town Center. Secretary Le stated the Planning Board is meeting on Thursday the 20th. Chairman Komorsky stated in the past he and the Chief have gone to the Town Board meetings, as have he and Commissioner Kaiser. He stated that he should think about being at the next one.
- Building Repairs/Repair Requests – Chairman Komorsky asked if there was anything else that they had not yet discussed. Commissioner Kaiser stated he is meeting with Giaino Electric in two weeks at Station 3 to look at what they need to do if they want to put the heating cables on the roof to correct the ice jam issues that they had last year. They will have to get quotes from other people as well, but he would like to get started on that. Chairman Komorsky asked Commissioner Kaiser where they were on the sealing and striping. Commissioner Kaiser stated he has gotten some quotes on getting the parking lot sealed at Station 2. This would be from the mailbox to Fireman's Way. He has three quotes for the striping. Commissioner Tierney suggested they discuss the prices during executive session in case it needs to go out to bid. Chairman Komorsky stated he has also brought in one quote for sealing that came in at the same time as the blacktop quotes. Secretary Le stated they will need to revisit the vendor to see if they will still honor that price. Commissioner Kaiser stated he has three quotes plus the one from the Chairman gives them the four quotes that they should need. Chairman Komorsky stated the vendor said they would honor that price.

NEW BUSINESS: (None)

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REPORTS: (by officers present)

- **Treasurer Pozniak**

Treasurer Pozniak was not present so there was no report.

- **Chief Anthony Champion**

- **Lexipol** - Chief Champion stated they are doing a policy meeting on the 26th at 9:00 AM. Chairman Komorsky asked if that included the union representation and Chief Champion stated yes. It will be executive member Tyler Edgar and Firefighter/Medic Kemmerer and Union President Rancourt will also be there if he has the availability. Mr. Edgar will be lead on it from what the Chief has been told. They are coordinating to move forward.
- **Civil Service** - Chief Champion stated he has reached out to Civil Service regarding some questions he asked a while ago. They did solidify the aspect that the firefighter and firefighter paramedic exams do not require Dutchess County residency as part of the minimum qualifications. If there was a requirement for residency it would be on the fire districts part to adjust that on the test announcements. They also responded back that if LaGrange wanted to request different parameters for residency they would just need to have a discussion with Civil Service to go over that.
- **Training** - Chief Champion stated they did miss the window for the discounted price for the training conference for First Due. As it is getting closer they are looking at different options for individuals to attend and they may lessen the number of attendees this round and get more going next year.
- Chief Champion did speak to Nick Cruden from MJ on some project ideas and they will meet the week after next to look at space needs and requirements as they have had multiple conversations around the firehouse due to the new rescue coming in. That is proposed to be right on top of the compressor fill station and the washing machine. Commissioner Kaiser asked why they need to bring in an engineer to look at moving things around to fit the new rescue truck. Chief Champion stated it was suggested by Chairman Komorsky to have them come in. If the Board as a whole does not want him to move forward with that he will call and cancel them. They were discussing the possibility of a different layout in the meeting room. Initially, what prompted the conversation was moving the compressor up on top of the concrete compressor room in the bays and putting a door in off of the landing. As the conversation of space needs and movement of items progressed and developed, that became less of an avenue to go down. He only touched base with Mr. Cruden today as he left messages with him last week and prior to that. Chairman Komorsky stated it is not just moving one person from one spot to another. There is a lot of movement going on from upstairs to central locations downstairs. Commissioner Kaiser stated he does not understand why they need to get an engineer involved. The last time he spoke with someone about this they suggested moving the compressor over and moving some stuff into another room but he doesn't understand why they would need an engineer to do that. Chairman Komorsky stated it would be adding offices and a host of other things. Chief Champion

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stated the conversation started with moving the compressor on top of the room and then there were other ideas by other individuals. They discussed the possibility of moving the Captains' offices and the EMS supplies off of the bay floor. That gave options to put the fill station into one of those offices using the other ones as gear storage. One of the requests from Deputy Chief Merritt was to get his EMS supplies off of the apparatus floors. If the Board would like him to cancel the meeting with the engineer he will do that. Chairman Komorsky asked what the opinion of the Board was. He stated he had heard that this had become a much larger job. Commissioner Kaiser stated there are a lot of parts and pieces to it but he doesn't understand what they gain by having an engineer help them move things around. They built a wall and two offices here without engineer services so it seems they could have a contractor just come in and build a wall and some offices and move stuff around the bays and firehouses. Chairman Komorsky stated he did not get the impression from the Chief that it was just putting up some walls and moving around a few doors. Chief Champion stated the original thought was to put a door in at the landing going up the stairs to on top of the compressor room and then have an area for the compressor to be there. When they spoke, Deputy Chief Zittel reached out to MES and Jason Simpson did supply the specs on the compressor. One of the things came back stating that they would need a stamped engineer plan. Then the conversation changed more to not doing that and using the two Captains' offices off of the bay and moving the Captains into that room creating space there for those offices and more storage. That would also get the EMS supplies off the floor. They probably don't need the engineer stamp of approval for the specs for the scba compressor on top of the compressor on the bay floor. The only reason they needed to utilize the software was the design expertise for the meeting room to facilitate offices for the Captains, the Training Captain, and entertaining the potential for moving all district offices downstairs. They are also looking towards the future for what options would be there for further expansion for five to eight years down the road. Commissioner Kaiser stated he does not agree with bringing in the engineer. Now they are talking expansion down the road. He does believe they need to discuss it themselves and come up with a plan for what they really need. Then if they need him they can call him in. There are offices up here now. If they need more offices it's pretty simple where they will go. It is not a complicated affair as to what wall they will go to. Chief Champion asked if they wanted to move this conversation to a workshop meeting and Chairman Komorsky said yes. Chief Champion stated he could call Mr. Cruden and inform him that there is more discussion required and he will call him at a later date if necessary. Chairman Komorsky suggested this be put on the next workshop as an agenda item to be discussed at that point.

- **Executive Session** - Chief Champion stated he has three contractual items and two legal issues for executive session.
- **Deputy Chief Bryan Zittel**
 - **Staffing** - Deputy Chief Zittel stated two of the four new hires started this week. They spent the week going over the policies and equipment and getting gear and fit tested so they are ready to go to the Academy. They leave on Monday for the academy and the other two will start in a few weeks. The two that they have so far are doing great.

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- **Executive Session** - Deputy Chief Zittel stated he has three contractual and one personnel issue for executive session.
- **Deputy Chief Scott Merritt**
 - **Training** - Deputy Chief Merritt stated there is one upcoming training. He has the police coming in September to host a class on prehospital ultrasounds. He is also scheduling classes with DCC using their own instructors to host a AHJ classes.
 - **Protocols** - Deputy Chief Merritt stated there are new protocols changing in September so he will be rolling out some training with the staff to keep everyone up to speed. He has been working with the medical director and with Arlington to put together a low frequency, high-risk skills day for paramedics so they can practice things they do not do every day.
 - **Equipment** - Last month they purchased a new stair chair to replace the damaged one. There is a significant delay in getting a new stair chair in and it could be several months before the new one comes in. He did speak to Stryker and he will be purchasing the \$500 part that was damaged and got approval from Stryker to have the district's mechanic to repair it. He is not sure how long it will take to get the part in but he is assuming it is less than the time it will take to get the new chair. Either way it will be fixed and functional so it can sit in reserve to use if a chair breaks down. He did not initially want to fix a 20 year old chair but they really don't have a choice. Commissioner Kaiser asked if they are still purchasing the stair chair for \$6000 and waiting for it to come in and Deputy Chief Merritt stated yes. In regard to the new laryngoscopes, he and the EMS committee are working with several vendors to see different demos and working with them. There are a few more demos slotted to come in this month. He hopes to have a recommendation for the Board in October. They are looking at additional equipment that they can carry that they probably should be carrying that has been worked into the budget in previous years but pushed off to the side. He has assembled a wish list and will be forwarding this to Treasurer Pozniak so they can be added into the budget. Chairman Komorsky asked if this would include the prices as well and Deputy Chief Merritt said yes. There is a wide price range on these items, so they will be using the average for budgeting purposes, that way if they underspend it works out in their favor. Chairman Komorsky stated CPI numbers came out today so inflation looks like it has steadied and hopefully his prices will hold.
 - **Proclaim** - Deputy Chief Merritt stated last month there was a discussion regarding Proclaim about treatment in place. He reached out to ESO and they are sending the billing information so they do not have to do anything extra for that.
 - **Apparatus** - Deputy Chief Merritt stated they have a meeting with the Apparatus Committee scheduled on August 20th and hopefully that meeting will result in a recommendation for the Board to take the next steps for a replacement.

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The next item is the ambulance service certification. It is coming up soon so he will start putting together information for that and the controlled substance license. They're both up in February so he needs to start gathering that information to make sure it is all done. Chairman Komorsky stated he will sign off on it once it is completed. He also thanked Deputy Chief Merritt for putting the written report together as it makes it very easy to follow along.

Chairman Komorsky asked how the morning meetings are going. Deputy Chief Merritt stated the morning meetings are continuing. There was a little lull because he was on vacation for a week. When he came back he was trying to get caught up on things but they have just started them up again this week. Chairman Komorsky asked if he and the crews were finding it helpful and Deputy Chief Merritt said yes. He stated as they continue moving forward it will go from every week to every two weeks. Chairman Komorsky stated as long as it's working out and information is being transmitted both directions that is a great thing. It will improve the organization as a whole.

- **Executive Session** – Deputy Chief Merritt stated he had nothing at this time.
- **Department** – Commissioner Kaiser stated there is no report at this time.
- **Union** – Mr. Edgar stated they did vote on the new hire pay and approved it.

PUBLIC COMMENTS:

At 6:36 PM, Chairman Komorsky opened the meeting to public comments. There were none.

ABSTRACT: \$215,158.88

Upon a MOTION made by Commissioner Taft and SECONDED by Commissioner Tierney, the Board RESOLVED to pay the bills for the beginning of August 2026, as per the abstract in the amount of \$215,158.88. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

EXECUTIVE SESSION:

At 6:37 PM, upon a MOTION made by Commissioner Taft and SECONDED by Commissioner Kaiser, the Board RESOLVED to go into Executive Session to discuss three contractual items and two legal issues from Chief Champion, three contractual and one personnel issue from Deputy Chief Zittel, Station 1 build out and contract issue and two personnel items from Chairman Komorsky, the kitchen issue from Commissioner Taft, four items contractual for the sealing and striping at Station 2 from Chairman Komorsky and Commissioner Kaiser. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

OPEN SESSION:

At 8:13 PM, the Board resumed Open Session.

Upon a MOTION made by Commissioner Tierney and SECONDED by Commissioner Kaiser, the Board RESOLVED to remove Tek Medical as the additional

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agency for physical examinations for personnel. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

Upon a MOTION made by Commissioner Kaiser and SECONDED by Commissioner Tierney, the Board RESOLVED to approve the Memorandum of Understanding with the Union regarding the raises for the new hires. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

EXECUTIVE SESSION:

At 8:15 PM, upon a MOTION made by Commissioner Kaiser and SECONDED by Commissioner Tierney, the Board RESOLVED to return to executive session for a privileged attorney conversation. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

OPEN SESSION:

At 8:48 PM, the Board resumed Open Session.

PREPARE 8/25/26 MEETING AND WORKSHOP AGENDA: Secretary Le will prepare this.

ADJOURNMENT:

At 8:49 PM, upon a MOTION made by Commissioner Tierney and SECONDED by Commissioner Kaiser, the Board RESOLVED to adjourn the meeting. Kaiser – Aye, Taft – Aye, Tierney – Aye, Komorsky – Aye. **Motion Carried.**

Respectfully submitted by

Julie Beyer on behalf of

Bria Le – District Secretary

Approved by the Board of Fire Commissioners on 8/25/26

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LEASE AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2026, by and between SEDGEWICK ROAD LLC, with its principal place of business at 2 Sedgwick Road, Poughkeepsie, New York 12603 (hereinafter “Landlord”) and LAGRANGE FIRE DISTRICT, with its principal place of business at, 504 Freedom Plains Road, Poughkeepsie, New York 12603 (hereinafter “Tenant”).

WITNESSETH:

In consideration of the mutual covenants and promises contained herein and intending to be legally bound hereby, Landlord and Tenant agree as follows:

1. PREMISES. Landlord hereby leases to Tenant the present portion of that certain space in Landlord’s existing building and tower or such other area where may be determined by Landlord, hereinafter referred to as the (“Tower Space”) located at 2 Sedgwick Road, Town of LaGrange, County of Dutchess and State of New York, an approximate 11 acre parcel identified by Tax ID #6360-02-926990 together with a parcel of land (“Land Space”) sufficient for the installation, occupancy and maintenance of Tenant’s equipment together with the non-exclusive right for ingress and egress on foot or motor vehicle along a sixteen foot wide Right Of Way extending from the nearest public right of way, Sedgwick Road, to the Land Space. The Tower Space, Land Space, Right of Way are collectively referred to hereinafter as the “Premises”.

Landlord hereby grants permission to Tenant to install, maintain and operate radio communications equipment, antennas and appurtenances in the Premises.

2. TERM. This Agreement shall be effective as of the date of execution by both parties provided, however, the initial term shall be for one (1) year and shall commence on the Commencement Date as hereinafter defined at which time rental payments shall commence and be due at a total annual rental for the first year of the initial term of Six Thousand One Hundred and no/100 (\$6,100.00) Dollars to be paid in one installment of \$6,100.00 on or before the first day of April, 2026, in advance, to Landlord or to such other person, firm or place as Landlord may from time to time designate in writing at least thirty (30) days in advance of any rental payment date by notice to Tenant. The Commencement Date shall be April 1, 2026 (the “Commencement Date”).

3. EXTENSION. This Agreement may be extended for one additional one (1) year extension upon the written consent of both parties. In the event this lease is extended, the same terms and conditions of this Lease shall continue except that the rent for the renewal period shall be

increased by the same percentage as the tax rate increase for the fire department shown on the 2027 Land Tax bill. For instance, if the fire department taxes are increased by 3%, the rent for the extended term shall be increased by 3% or \$183.00 for total rent of \$6,283.00.

4. TAXES. Tenant shall have the responsibility to pay any personal property, real estate taxes, assessment or charges owed on the Property which Landlord demonstrates is the result of Tenant's use of the Premises and/or the installation, maintenance and operation of the Tenant's improvements, if any. In the event that the local assessing authority issues an assessment for the communications tower, Tenant's liability under this paragraph shall be limited to a pro rata share of taxes owed for the tower based upon such assessment in accordance with the following formula: total tax owed for the communications tower divided by the total number of entities which occupy space on the tower used by Tenant.

Landlord shall provided to Tenant a copy of any notice or assessment or bill relating to the personal property, real estate taxes, assessment or charges for which Tenant is responsible within six (6) months of receipt of the same by Landlord. Tenant shall make payment of its share of any tax or property assessment within thirty (30) days of such notice to Tenant and the same shall be deemed "added rent".

5. USE; GOVERNMENTAL APPROVALS. Tenant shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto. All improvements, equipment, antennas and conduit shall be at Tenant's expense and their installation shall be at the discretion and option of Tenant. Tenant shall have the right to replace, repair, or modify its utilities, equipment, antennas and/or conduit. Any additional loading, tower space or land space is permitted only upon the consent of the Landlord.

6. INDEMNIFICATION. Each party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents.

7. INSURANCE. The parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from fire or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the parties or either of them. These waivers and releases apply between the parties and they shall also apply to any claims under or through either party as a result of any

asserted right of subrogation. All such policies of insurance obtained by either party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other party.

Tenant agrees that at its own cost and expense it will maintain commercial general liability insurance with limits not less than \$2,000,000.00 for injury or death of one or more persons in any one occurrence and \$500,000.00 for damage or destruction to property in any one occurrence. Tenant agrees that it will include Landlord and Redl's Auto Parts, LLC as additional insureds on such policies. Landlord will provide the same coverage for Tenant as well.

8. ACCESS TO TOWER AND RADIO EQUIPMENT. Landlord shall permit Tenant to have reasonable access during Landlord's normal business hours to the Tower and Radio Equipment for the purpose of installing and maintaining the said equipment. It is agreed, however, that only authorized engineers, employees or properly authorized contractors of Tenant or persons under their direct supervision will be permitted to enter said premises.

9. INTERFERENCE. Tenant agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of Landlord or other tenants of the Property which existed on the Property prior to the date of this Agreement is executed by the parties. In the event any after-installed Tenant's equipment cause such interference, and after Landlord has notified Tenant in writing of such interference, Tenant shall take all commercially reasonable steps necessary to immediately correct and eliminate the interference. The parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this paragraph and therefore, Landlord shall have the right to equitable remedies such as without limitation injunctive relief and specific performance.

10. REMOVAL AT END OF TERM. Tenant shall, upon the expiration of the Term or within ninety (90) days after any termination of the Agreement, remove its building, antennas, equipment, conduits, fixtures and all personal property and restore the Premise to its original condition, reasonable wear and tear excepted. Landlord agree that all of the equipment, conduits, fixtures and personal property of Tenant shall remain the personal property of Tenant and Tenant shall have the right to remove the same at any time during the Term. If such time for removal cause Tenant to remain on the Premises after termination of this Agreement, Tenant shall pay rent at 120% of the existing monthly rate until such time as the removal of the building, antenna structure , fixtures and all personal property are completed.

11. HOLDOVER. Tenant has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 11 hereof unless the parties are negotiating a new lease or lease extension in good faith. In the event the parties are not negotiating a new lease or lease extension in good faith, Tenant shall be holding over and shall pay rent to Landlord equal to 120% of the present rent then in effect payable from and after the time of the expiration or earlier removal period set forth above.

12. FULL AGREEMENT. It is agreed and understood that this agreement contains all agreements, promises and understandings between Landlord and Tenant and that no verbal or oral agreements, promises or understandings shall be binding upon either party in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by both parties. In the event any provision of this Agreement is found invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized, in law or equity.

13. GOVERNING LAW. The Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of New York. Any action to enforce this Lease shall be venued in Dutchess County, New York.

14. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following courier's receipt from the sender, addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice) or by email:

LANDLORD:	2 Sedgwick Road Poughkeepsie, New York 12603 frankredl@aol.com
TENANT:	504 Freedom Plains Road Poughkeepsie, New York 12603 Email: secretary@lagrangefireny.us

Notice by mail shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing. Notice by email shall be effective upon sending the same pursuant to the foregoing.

15. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representatives, and successors of the parties hereto.

16. ASSIGNMENT. Tenant shall not be entitled to assign this Agreement without the prior written consent of the Landlord.

17. EVENTS OF DEFAULT. The following events shall each be deemed to be an event of default (herein an "Event of Default") by Tenant and a breach under this Lease:

(a) If Tenant shall fail to pay rent or any charges herein reserved as additional rent after the same shall become due and payable under the terms and conditions of this lease.

(b) If Tenant shall fail to comply with any term, provision, or covenant, of this Lease, other than the payment of rent, and shall not cure such failure within thirty (30) days after written notice thereof to Tenant.

(c) If Tenant shall become bankrupt or insolvent, or file any debtor proceedings, or take or have taken against Tenant in any court pursuant to any statute either of the United States or of any State, a petition in bankruptcy or insolvency or for reorganization or for the appointment of a receiver or trustee of all or a portion of Tenant's or any such guarantor's property, or if Tenant or any such guarantor makes an assignment for the benefit of creditors, or petitions for or enters into an arrangement, or suffers this Lease to be taken under any writ of execution.

(d) If Tenant shall desert, vacate or cease conducting business in any substantial portion of the Premises.

(e) If Tenant shall do or permit to be done anything which creates a lien upon the Premises.

(f) If Tenant shall remove or attempt to remove any goods or chattels (excepting those sold in the ordinary course of Tenant's business) from the Premises while any portion of the rent for the full term shall be unpaid.

(g) If Tenant shall have made three or more late payments of rent within any term of this Lease. A "late payment of rent" is defined as any rental payment received by the Landlord more than 10 days after it is due.

If an Event of Default shall occur under subparagraphs (c), (d), (e), (f) or (g) above, then and in addition to any other rights or remedies Landlord may have, Landlord may serve a written ten

(10) days notice of cancellation of this Lease, whereupon this Lease shall terminate and Tenant shall forthwith quit and surrender the Premises, but Tenant shall remain liable as hereinafter provided.

If an Event of Default shall occur under subparagraph (a) or (b), then and in addition to any other rights or remedies Landlord may have, Landlord may consider this Lease terminated and Tenant shall forthwith quit and surrender the Premises, but Tenant shall remain liable as hereinafter provided.

18. DEFAULT. If this Lease shall be terminated as provided in this Article, or by summary proceedings or otherwise, and whether or not the premises shall be relet, the Landlord shall be entitled to recover from the Tenant, and the Tenant shall pay to the Landlord, the following: (i) An amount equal to all expenses, including reasonable counsel fees incurred by the Landlord in recovering possession of the Premises; and (ii) all reasonable costs and charges for the care of the Premises while vacant; and (iii) an amount equal to all reasonable expenses incurred by the Landlord in connection with the reletting of the Premises or any part thereof, including broker's commissions, advertising expenses, and the cost of repairing, renovating or remodeling the Premises; which amounts set forth in this paragraph shall be due and payable by the Tenant to the Landlord at such times as the expenses, costs and charges shall have been incurred. Notwithstanding anything herein contained to the contrary, the total rent for the whole term hereby demised, is set forth in Paragraph 2 hereof and the provisions herein contained for the payment of the rent in installments heretofore provided for in an earlier clause of this Lease are for the convenience of the Tenant only and in default of the payment of the rent in installments, as therein allowed, then the whole of the rent reserved for the whole of the period then remaining unpaid shall at the option of the Landlord at once become due and payable without any notice or demand, and collection of said entire balance for the whole of the period then remaining unpaid may be enforced by means of summary proceedings to recover possession, action to recover rent or other proceedings and the Landlord shall be entitled to a judgment for said entire balance in such summary proceeding, action to recover rent or other proceedings.

In the event of a breach or threatened breach by Tenant of any of the covenants or provisions hereof, Landlord shall have the right of injunction and the right to involve any remedy at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for. Mention in this Lease of any particular remedy shall not preclude Landlord from any other remedy, in law or in equity and the exercise of one or more of the remedies herein provided shall

not preclude the Landlord from exercising any other remedy herein provided, or as provided by law. Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the Demised Premises, by reason of the violation by Tenant of any of the covenants and conditions of this Lease, or otherwise. To the full extent permitted by law, the parties hereby waive trial by jury in any action, proceeding or counterclaim brought by either party against the other on any matter whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant created hereby, or Tenant's use or occupancy of the Demised Premises. In the event Landlord commences any action or proceeding for eviction, nonpayment of rent or other charges due hereunder, Tenant agrees not to interpose any counterclaim of any nature or description in any such action or proceedings. The foregoing, however, shall not be construed as a waiver of Tenant's right to assert such claim in a separate action or proceeding instituted by Tenant.

Notwithstanding any other provision of this Lease, if Tenant shall default in the payment of any rent and/or any other payments required of Tenant, or any part thereof, and if such default shall continue for ten (10) days after the payment thereof shall be due, then without any previous notice or demand, and without terminating this Lease, Landlord may institute any action, suit, or proceeding provided for by law (notwithstanding the fact that such is not otherwise provided for herein), against the Tenant from time to time to recover any of the aforesaid sums which at the commencement of any such action, suit or proceeding shall then or theretofore have become due and payable to the Landlord under any provisions hereof, without waiting until the end of the original term of this Lease, and neither the institution of such action, suit or proceeding nor the settlement thereof or entering of judgment therein shall terminate this Lease, nor shall it bar the Landlord from bringing subsequent actions, suits or proceedings from time to time for any sum or sums of any kind which shall thereafter become due and owing from the Tenant to the Landlord under any of the terms hereof or otherwise. The Tenant hereby expressly waives any right or defense which it may have to claim a merger of such subsequent actions, suits or proceedings in any previous action, suit or proceeding or in the settlement thereof or judgments entered therein.

19. CAPTIONS. The captions contained in this agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

21. The undersigned parties represent and warrant to each other that this Lease is being signed after appropriate consent and approval of each party's entity and Board approval.

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year first above written.

SEDGEWICK ROAD, LLC

LAGRANGE FIRE DISTRICT

By: _____
Frank Redl, Member

By: _____
Marc Komorsky, Chairman

VENDOR	Amount Due	PO #	8/12/2026
ADAMS FAIRACRE FARMS ✓	\$ ✓408.28	15682	STATION 2 FOOD FOR EVENT
ALL CLEANING PROS ✓	\$ ✓310.00	15665	CLEANING OF OFFICES AND MEETING ROOM
ARLINGTON FIRE DISTRICT ✓	\$ ✓480.00	15660	COLLAPSE TRAINING SET UP COST
BOTTINI ✓	\$ ✓2,644.63	15672	STATION 2 DIESEL FUEL
BOTTINI ✓	\$ ✓100.00	15680	STATION 1 TEMP PROPANE TANK RENTAL
BOUND TREE ✓	\$ ✓450.48	5737	EMS SUPPLIES
BRANDL'S ✓	\$ ✓707.50	15670	47-12 REPAIRS/PARTS
CASSONE LEASING ✓	\$ ✓1,998.00	15696	STATION 1 TRAILER RENTAL
CRYO WELD ✓	\$ ✓125.05	15669	COMPRESSED OXD/OXM
CRYO WELD ✓	\$ ✓7.50	15684	OXM RENTAL
ELAN FINANCIAL SERVICES (TOMPKINS CC) ✓	\$ OK 5,635.88	15666	CREDIT CARD CHARGES
FLEETPRIDE, INC ✓	\$ ✓964.94	15688	SHOP SUPPLIES
FREIHOFFER ICE & SPRINGWATER ✓	\$ ✓176.70	2025BL	STATION 1 & 2 5 GAL WATER JUGS DELIVERY
FRONTIER COMMUNICATIONS ✓	\$ ✓325.41	15689	STATION 1 LOCAL & LONG DIST
FUSIONSITE (A-JOHN PORTABLES) ✓	\$ ✓4,485.00	15693	STATION 1 PORTABLE BATHROOM
GLOBAL AUTO REPAIR ✓	\$ ✓952.21	15683	47-85 REPAIRS/PARTS
H.O. PENN ✓	\$ ✓3,572.50	15661	STATION 2 GENERATOR FUEL PUMP
HAUN WELDING ✓	\$ ✓17.98	15674	MEDICAL CYLINDER RENTAL
HENDRICKSON FIRE RESCUE EQUIP ✓	\$ ✓14,408.02	15676	47-11 REPAIRS/PARTS
HENDRICKSON FIRE RESCUE EQUIP ✓	\$ ✓144.64	15678	SHOP SUPPLIES
HUDSON VALLEY WINDUSTRIAL CORP ✓	\$ ✓60.00	15677	SUPPLIES FOR TRAILER
JOHN A GIAIMO & SON ✓	\$ ✓2,441.41	15681	STATION 2 ELECTRIC WORK FOR A/C SPLITS
JULIE BEYER ✓	\$ ✓180.00	2026BLE	TRANSCRIPTION OF MEETING NOTES
K&J DEVENS ✓	\$ ✓1,926.00	15691	STATION 3 WINDOW REPAIR/REPLACEMENT
KOSCOHERITAGE ✓ <i>H08 Energy</i>	\$ ✓174.87	15698	STATION 1 FUEL OIL
LB LANDSCAPING ✓	\$ ✓280.00	15701	STATION 2 LAW MAINT
MASS MUTUAL LIFE INS ✓	\$ ✓786.50	15668	LIFE INS-CAREER ANNUAL PREM
MASS MUTUAL LIFE INS ✓	\$ ✓419.50	15697	LIFE INS-CAREER ANNUAL PREM
MASS MUTUAL LIFE INS ✓	\$ OK 601.00	15699	LIFE INS-CAREER ANNUAL PREM
MASS MUTUAL LIFE INS ✓	\$ ✓691.50	15699	LIFE INS-CAREER ANNUAL PREM
MEDICAL WAREHOUSE ✓	\$ ✓913.20	2026SM	EMS SUPPLIES
MEDICAL WAREHOUSE ✓	\$ ✓344.98	2026SM	EMS SUPPLIES
MEDICAL WAREHOUSE ✓	\$ ✓843.98	2026SM	EMS SUPPLIES
MEDICAL WAREHOUSE ✓	\$ ✓1,635.40	2026SM	EMS SUPPLIES
MEDICAL WAREHOUSE ✓	\$ ✓355.70	2026SM	EMS SUPPLIES
MES SERVICE CO ✓	\$ ✓200.76	15662	SMOKE LIQUID-FIRE EQUIP.
MES SERVICE CO ✓	\$ ✓251.98	15685	SHOP SUPPLIES
MJ ENGINEERING ✓	\$ ✓9,905.00	15690	STATION 2 SIREN TOWER REPAIRS
NYS DCS NYSHIP ✓	\$ ✓141,247.23	15695	NYSHIP INSURANCE PREMIUM
RINGSQUARED ✓	\$ ✓913.76	15679	STATIONS 2 & 3 LOCAL & LONG DIST
SARJO INDUSTRIES ✓	\$ ✓34.10	15667	SHOP SUPPLIES
SEDGEWICK RD LLC/FRANK REDL ✓	\$ OK -6,100.00	15664	RADIO TOWER LEASE
STRYKER ✓	\$ ✓237.18	5736	EMS SUPPLIES
TEK MEDICAL SVCS ✓	\$ ✓534.00	15703	VOLUNTEER RETURN TO WORK & ANNUAL PHYSICAL
THE WORK PLACE ✓	\$ ✓3,639.00	15686	PHYSICALS-NEW HIRES & RETURN TO WORK
VERIZON ✓	\$ ✓1,034.71	15702	APPARATUS & SMARTPHONE SVC
WEX BANK ✓ <i>OK</i>	\$ OK -1,492.40	15692	FUEL PURCHASES W/CC
TOTAL SUBMITTED	\$ 215,158.88		Commissioner Signatures:
<i>changes listed:</i>			Marc Komorsky <i>8/12/26</i>
			Robert Tate <i>8-12-2026</i>
TOTAL APPROVED			Jeff Kaiser <i>8/12/26</i>
KEY:			Vince Tierney <i>8/12/26</i>
pre-paid:			
Paid:			