

In The Matter Of:
IDA - TOWN OF MONTGOMERY
PUBLIC HEARING

BLUEWATER I, LLC
February 12, 2019

COVERING ALL UPSTATE NEW YORK

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THE STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY
----- X
In the Matter of

BLUEWATER I, LLC

Pursuant to Section 859-a(2) of the
General Municipal Law of the State of New York
----- X

DATE: February 12, 2019
TIME: 5:50 p.m.
PLACE: Town of Montgomery
Town Hall
110 Bracken Road
Montgomery, NY 12549

BEFORE: ROBERT J. McLAUGHLIN
Hearing Officer
677 Broadway, Suite 301
Albany, New York 12207

BOARD MEMBERS: RODNEY WINCHELL
ANTHONY ZAMBROTTA
JEFFREY CRIST
JOHN DICKINSON
MATTHEW STODDARD

ALSO PRESENT: SUZANNE HADDEN, Secretary

M-F REPORTING, INC.
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Albany, New York 12205
(518) 478-7220

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the Town of Montgomery Industrial Development Agency (the “Agency”) on the 12th day of February, 2019 at 5:45 o’clock p.m., local time, at the office of the Agency located at 110 Bracken Road in the Town of Montgomery, Orange County, New York in connection with the following matters:

Bluewater I LLC, a Delaware limited liability company (the “Company”), has presented an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 187 acre parcel of land located at NYS Route 17K and 747, AKA 635 International Drive in the Town of Montgomery, Orange County, New York (tax map numbers 31-1-67; 31-1-65.22; 31-1-70.2 and 31-1-89) (collectively the “Land”), (2) the construction on the Land of an approximately 1,010,880 square foot facility with related site work and exterior improvements (the “Facility”), and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (collectively, the “Equipment”), all of the foregoing to constitute a warehouse/distribution facility (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person(s) or entities as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Orange County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency’s uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the “Agreement”) requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the “SEQR Act”) regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Joseph Joy, Chief Executive Officer, Town of Montgomery Industrial Development Agency, 110 Bracken Road, Montgomery, New York 12549; Telephone: 845-457-2600.

Dated: January ____, 2019.

TOWN OF MONTGOMERY INDUSTRIAL
DEVELOPMENT AGENCY

BY: _____
Joseph Joy, Chief Executive Officer

1
2 HEARING OFFICER McLAUGHLIN: Good
3 evening. Once again, my name is Robert J.
4 McLaughlin, I am Counsel to the Town of
5 Montgomery Industrial Development Agency.
6 Tonight I am also acting as the Hearing
7 Officer for this public hearing in connection
8 with the project that I'll describe in a
9 moment.

10 This public hearing is to allow
11 citizens to make a statement for the record
12 relating to the involvement of the Agency
13 with respect to a project for the benefit of
14 Bluewater I, LLC, a State of Delaware Limited
15 Liability Company.

16 The proposed project consists of the
17 following: the acquisition of an interest in
18 approximately 187 acres of land located at
19 New York State Route 17K and 747, also known
20 as 635 International Drive, in the Town of
21 Montgomery, Orange County, New York. The
22 project also consists of the
23 construction on such land of an approximate
24 1,010,880 square foot facility with related
25 site work and exterior improvements, the

1
2 acquisition and installation therein and
3 thereon of related fixtures, machinery,
4 equipment and other personal property, all of
5 the foregoing to constitute a warehouse/
6 distribution facility and known as, for
7 purposes of this hearing, the project
8 facility, the granting of certain financial
9 assistance within the meaning of Section
10 854-14 of the Industrial Development Agency
11 Act with respect to the foregoing, including
12 potential exemptions from certain sales and
13 use taxes, real property taxes, real estate
14 transfer taxes and mortgage recording taxes,
15 collectively referred to for this hearing as
16 financial assistance. And finally, the lease
17 or sale of the project facility to the
18 company or such other persons or entities as
19 may be designated by the company and agreed
20 upon by the Agency.

21 I intend to provide general
22 information on the Agency's general authority
23 and public purpose to provide assistance to
24 the proposed project. I will then open the
25 public comment period to receive comments

1
2 from all who are present and wish to comment
3 on either the proposed project or the
4 financial assistance contemplated by the
5 Agency in connection with the proposed
6 project.

7 By way of background, the provisions
8 of Chapter 1034 of the Laws of 1969 of the
9 State of New York created Industrial
10 Development Agencies who are authorized under
11 such act to promote, develop, encourage and
12 assist in the acquiring, constructing,
13 reconstructing, improving, maintaining and
14 equipping and furnishing of manufacturing,
15 warehousing, research, commercial and
16 industrial facilities, among other things.

17 Pursuant to section 859 of the Act,
18 prior to the Agency providing any financial
19 assistance of more than \$100,000 to any
20 particular project, the Agency, among other
21 things, must hold a public hearing pursuant
22 to Section 859 of the Act with respect to the
23 project. Since the proposed financial
24 assistance to be provided by the Agency with
25 respect to the proposed project may exceed

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2 \$100,000, prior to the providing of any such
3 financial assistance the Agency must hold a
4 public hearing on the nature and location of
5 the project facility and the proposed
6 financial assistance to be provided by the
7 Agency with respect to the proposed project.

8 After consideration of the
9 application received from the company, the
10 members of the Agency adopted a resolution on
11 January 14, 2019 authorizing the CEO of the
12 Agency to conduct this public hearing with
13 respect to the proposed project pursuant to
14 Section 859 of the Act.

15 The acting chair of the Agency
16 caused notice of this public hearing to be
17 mailed on January 28, 2019 to the chief
18 executive officers of Orange County, the Town
19 of Montgomery and the Valley Central School
20 District, published the notice of public
21 hearing on January 30, 2019 in The
22 Wallkill Valley Times, a newspaper of general
23 circulation available to the residents of the
24 Town of Montgomery, Orange County, New York.
25 In addition, the acting chair of the Agency

1
2 caused the notice of this public hearing to
3 be posted on January 28, 2019 on a public
4 bulletin board located in Town Hall for the
5 Town of Montgomery, here at 110 Bracken Road,
6 Orange County, New York. Copies of the
7 notice of this public hearing were made
8 available to the public on the table, and
9 additional copies are available if requested.

10 Unless there is any objection, I'll
11 suggest waiving the full reading of the
12 notice of the public hearing and instead
13 request that a full copy of its text be
14 inserted into the record of this public
15 hearing.

16 The comments received today at this
17 public hearing will be presented to the
18 Members of the Agency at or prior to the
19 meeting at which Members of the Agency will
20 consider whether to approve the undertaking
21 of the project by the Agency and the granting
22 by the Agency of any financial assistance in
23 excess of \$100,000 with respect to the
24 project.

25 The notice of this public hearing

1
2 indicated that written comments could be
3 addressed to Joseph Joy, CEO. One written
4 comment has been received from William Devine
5 of Rock Tavern, New York and will be provided
6 to the Agency.

7 I will now introduce Don Chase and
8 his Counsel, if they want to add anything to
9 this presentation.

10 MR. CHASE: I'll just make a few
11 brief remarks as I'm sure the Board and many
12 members of the public are familiar with
13 Project Sailfish.

14 We've be working on this project for
15 about a year here in the Town of Montgomery.
16 We presented our application to the IDA Board
17 on December 17th and we were here on the 14th
18 to make an introductory presentation to the
19 Board to get familiar.

20 The site is, as everyone knows, on
21 747 at the interchange with 5A with
22 Interstate 84.

23 We are progressing through our local
24 and state and county entitlement process at
25 this time. We hope to be completed with that

1
2 process sometime in the first quarter of this
3 year.

4 We have a long-term lease agreement
5 with a confidential occupant that will lease
6 the facility and operate out of the facility.
7 They will be the employers adding the jobs.
8 The benefits sought here pursuant to your
9 uniform tax abatement will be passed on
10 directly to them through a lease agreement.

11 I'm happy to address any other
12 specific questions the Board has.

13 HEARING OFFICER McLAUGHLIN: Thank
14 you, Don.

15 I will now open this public hearing
16 for public comment at 5:58 p.m. By way of
17 operating rules, if you wish to make a public
18 comment, please raise your hand, I will call
19 on you. Once recognized, please state your
20 name, the town in which you reside for the
21 record.

22 MR. FIORAVANTI: Good evening again.
23 Bill Fioravanti. Again I'm the director of
24 Economic Development for Orange County. I'm
25 here to speak and to voice the support of

1
2 Orange County for Project Sailfish, Bluewater
3 Industrial Partners.

4 Our support for the project
5 generally is because it's the right kind of
6 project with the right developer and the
7 right location. I've had the opportunity to
8 work with these folks at Bluewater Industrial
9 Partners in my time here with the County and
10 earlier when I worked for the Orange County
11 Partnership. We know they're quality
12 developers, really premier developers in the
13 region, and they understand the value here in
14 Orange County. They want to be here, they
15 want to invest here for that reason.

16 Although they can't disclose who
17 they're talking to in terms of end user, they
18 do have non-disclose agreements. It looks to
19 be -- their focus is on e-commerce
20 distribution. It's a sector. Distribution
21 we know works well here in Orange County.
22 E-commerce fulfillment is a viable sector we
23 know is going to last. Obviously we see the
24 trends. We know it's going to last for well
25 into the future. It's also the right kind of

1
2 project in that location. We've seen other
3 things that were proposed there, including a
4 massive casino. Again, this is the right
5 kind of industrial project that would act --
6 really accentuate the benefits we have in
7 that location and conform to the industrial
8 corridor that we've created here with
9 planning on behalf of the Town and the County
10 for decades now. This has really become the
11 cradle of our industrial really hub in the
12 county.

13 So again, quality developers,
14 quality kind of project in the right
15 location. There also is a good chance it
16 could utilize the location there proximate to
17 Stewart International Airport. That's what
18 747 and the interchange was all put together
19 for.

20 Again, we believe this is the right
21 kind of project there. They'll provide
22 quality jobs, competitive wages. Again, they
23 want to be here, they want to make the
24 investment here. They understand also
25 they're facing some very onerous costs in

1
2 terms of taxes and regulations here in New
3 York.

4 As you understand better than
5 anyone, your job is to help level the playing
6 field for us in Orange County so we can bring
7 quality developers here and quality projects.

8 Again I want to just voice our
9 support on behalf of Project Sailfish.

10 Thanks so much.

11 HEARING OFFICER McLAUGHLIN: Thank you.

12 Any additional comments?

13 MR. DIORIO: Again, Todd Diorio, Hudson
14 Valley Building Trades. I don't actually live in
15 Montgomery. I actually live in Marlborough, New
16 York. I represent the building trades which
17 represents, as I said before, four counties, many
18 members living in the Town of Montgomery between
19 my local union and the other twenty-eight locals
20 that are part of the building trades.

21 I just want to speak. I don't get up
22 and speak positive on a lot of the projects that
23 come in because sometimes there's a disconnect
24 between local labor and the companies that come
25 in to the Town of Montgomery, or whatever town it

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may be.

I met Don in the early stages. He actually -- I didn't have to chase him down. He actually picked up the phone. He called me, he said do you have any time today, I'd like to stop in. He has committed to the use of local labor. We've been involved in the construction process all along. We're working towards some goals to guarantee that everybody locally gets this work, unlike a lot of projects here.

We totally support this project. I'm actually on the board now, so I must reveal that, with Orange County Partnership. First union guy appointed to the board in all those years. I'm starting to understand more and more about these PILOT programs in talking to a lot of developers.

I'm dealing with it myself in my own town. We have Danskammer Power Plant which many of you guys read. We lost like sixty percent of our school taxes years ago due to them leaving the area.

So without the PILOT -- I mean looking at some of these numbers, I don't know if these warehouses, some of these businesses work.

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2 Nobody wants to give away. Everybody thinks
3 giving away taxes. I look at the numbers in Town
4 of Montgomery alone and Valley Central School
5 District, who I know a lot of people over there.
6 Without some of these projects coming in with the
7 PILOT, those school districts would be hurting
8 just like my school district.

9 I'm totally behind this project and I
10 believe we're going to have a great relationship
11 with Bluewater on this project. Hopefully you'll
12 grant them whatever they need to build this
13 project.

14 HEARING OFFICER McLAUGHLIN: Thank you.

15 MR. BERGER: Don Berger, Montgomery.
16 You know, I listened to this gentleman that just
17 spoke here from the union or building trade or
18 whatever. I don't think he was at last month's
19 meeting but one of the Board Members, I don't
20 know your name, brought up the labor issue and
21 Bluewater couldn't answer his questions, all
22 right. So I think you ought to be very leery of
23 whether this project is going to hire local
24 people or not. They were noncommittal. There
25 were no answers given. I'm sure there haven't

1
2 been answers given to you yet. I'm very
3 concerned about that because it happens here all
4 the time that outside labor, out of state, out of
5 country people come in here and do the projects
6 and you guys sit there flat and get nothing.
7 You've got to be very leery of that.

8 The other thing I'm very concerned with
9 was the second time last month they used the word
10 confidential and they used it again. What's so
11 confidential? Why can't we know who is going to
12 go into that project? I mean there's a lot of
13 rumors about it. The rumor is that what I know
14 is the guy who owns it, the rumor that we all
15 know is, the richest man in the world. Why do we
16 need to give them anything? Why do you guys need
17 to give them anything? Why can't they pay their
18 fair share if they want to come build here? Why
19 do the residents of this Town always got to pay
20 for these corporations to come in here?

21 I mean I talk to my friends, people
22 within this Town all the time, and this is a
23 major concern to them. They ask the question why
24 does the IDA always give up money . They don't
25 need it. The guy's worth \$139,000,000,000. They

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don't need it.

The other part about it is that what are they guaranteeing with wages? The number he presented last month, I wasn't very happy about it. It was \$31,000. Are you guys happy with that? You want your kids working for \$31,000? You call that a good job? This fellow over here calls it a great job. That's not a great job. That's \$15 an hour. Come on, guys. Work for the residents, not for the major corporations.

HEARING OFFICER McLAUGHLIN: Thank you.

Yes, ma'am.

MS. LERNER: Hi. I'm Barbara Lerner of Lerner, Pavlick Realty. We own the property that's on the corner of 747 and 17K. I have my own notes and also notes from my -- from counsel in Albany. Unfortunately due to the weather he was not able to be down here.

We've had great difficulty with the IDA's website. This is from Jeff, by the way.

HEARING OFFICER McLAUGHLIN: Jeff?

MS. LERNER: Jeff Baker of Young, Sommer. He represents me and would have been here tonight except close -- not closures but

1
2 difficulty due to the storm.

3 The IDA's website is not quite
4 transparent and could potentially violate the
5 Open Meetings Law. It doesn't include any of the
6 IDA's guidance documents, including the uniform
7 tax exemption policy or other IDA guidelines and
8 rules. Even the notice for this hearing was not
9 posted to the agenda on the website. Without
10 important documentation like the UTEP, the public
11 doesn't have the information it's entitled to in
12 order to comment.

13 There shouldn't be a rush to complete
14 the public hearing because the IDA can not act on
15 the application until at least ten days after the
16 FEIS is accepted. Since an FEIS has not even
17 been submitted as a draft, there's no rush for
18 this hearing. The hearing should be kept open
19 until the information is available.

20 On page 32 of the questionnaire, under
21 the application, under project profit the
22 applicant refuses to provide information on the
23 profitability with or without the IDA benefits.
24 It seems to say that they are confidential to
25 Amazon, or whatever e-commerce type business this

1
2 is. However, if the tax exemptions are necessary
3 for the project, it's important to evaluate how
4 necessary they really are. Equally important is
5 what is Bluewater's relationship to the
6 confidential tenant and what profit it will make
7 from the transaction with or without the tax
8 breaks. The IDA is not in the business of giving
9 tax exemptions to anyone without first
10 determining an actual need for this largess.

11 Also on page 32, Bluewater assumes a
12 \$700,000 additional State income tax revenue
13 during construction. However, Bluewater assumes
14 300 to 400 employees at an average of \$38,000 to
15 \$68,000, yet they reached that 700,000 income tax
16 benefit using the upper part of the respective
17 range. Taking a more conservative figure, the
18 actual income gain is only about \$321,000.

19 Bluewater has indicated that this
20 e-type commerce lessee will be requiring it's own
21 tax exemption for equipment, furniture and
22 fixtures. I don't know if that application has
23 also been submitted. If they are relying on
24 public subsidies and they abandon that project,
25 should not that information be forthcoming?

1
2 At any rate, this request should be considered at
3 the same time as Bluewater's request to the IDA.

4 There's no long-term benefit to the
5 Town. As proposed, the Town will not receive any
6 sales tax or mortgage tax revenue from
7 construction. It will not receive any property
8 tax benefit for five years, and after that will
9 only reach full assessment after ten years. Even
10 that won't make the whole as the assessment is
11 fixed for the entire fifteen years and the
12 payments are based on current tax rates,
13 therefore neither is taking into account
14 inflation or any increase in the local tax rates.
15 Not only will the Town not receive any revenue
16 for five years, it will incur additional cost due
17 to fire, police, highway and maintenance costs.
18 That's all from Jeff.

19 For myself, I'm surprised and also
20 disappointed that the IDA is still holding this
21 special meeting tonight even though the Town Hall
22 was closed due to weather. With Town Hall closed
23 early, there is no way to obtain additional
24 information, including the uniform tax exemption
25 policy or any of the other rules or guidelines

1
2 that the IDA has for review as these projects are
3 not available online. I'm sure that many people
4 have chosen to stay safe and off the roads
5 instead of coming out tonight.

6 My review of the December 13, 2018
7 application raises several questions and
8 inconsistencies with known e-commerce fulfillment
9 center standard practices. While Bluewater is
10 making the application to the IDA for tax relief,
11 the land and any incentive agreement will be
12 assigned to a USAA real estate controlled entity
13 who will fund the cost for this project. In
14 essence, Bluewater is acting much like a broker
15 in this application. The Town of Montgomery has
16 no privity with USAA or it's affiliates. Of the
17 three industrial sites listed on the USAA
18 website, two of the three are speculative and the
19 third was built to suit, meaning that there was
20 already an existing agreement with an occupant.

21 Bluewater is also requesting agent
22 status, and I'm not sure if this is being done to
23 simplify accounting practices for them, but I
24 would hope that all of the Town Boards are
25 absolutely certain this will not expose either

1
2 the Boards or the Town to litigation in the event
3 of a default.

4 They go on to state that a hundred
5 percent of the requested benefits will be
6 directly passed through to the occupant. Not
7 only do the Town of Montgomery IDA, Planning
8 Board and Town Board have no knowledge of who the
9 final occupant will be, but they will also have
10 no binding relationship with them.

11 I'd like it also to be known that the
12 Department of the Interior has strongly suggested
13 that the Town and all of it's agencies know who
14 the occupant is going to be before anything moves
15 forward.

16 Bluewater goes on to state that the
17 finalization of a lease agreement precipitating
18 the inception of the project is generally
19 contingent on a favorable result of this
20 application. In other words, if they don't get
21 the more than \$25,000,000 in tax relief they'll
22 take their plans elsewhere. To me, that sounds
23 like a threat and that they have no vested
24 interest in the Town itself.

25 This amount does not include the

1
2 lessee's anticipated request for tax exemption on
3 the purchase of their fixtures and equipment for
4 which there is no estimated amount included.

5 It's been indicated that this is a plan
6 for an e-commerce fulfillment center much like an
7 Amazon. With a distribution center in close
8 proximity, deliveries are often made same day.
9 While this may be a convenience to have an Amazon
10 type of fulfillment center close enough for same-
11 day delivery, no study has been done to determine
12 the detrimental affect on local, countywide or
13 even close intercounty businesses. Small
14 businesses, such as gifts, clothing, book stores,
15 hardware stores or even big box stores like a
16 Target, a Macy's or a Home Depot already struggle
17 in off season. A local fulfillment center could
18 easily force the smaller ones to close. No study
19 has been done to see what affect this will have
20 on the truly local economy.

21 Please note their response to question
22 5-D on page 10 of the application. The response
23 to this very question is not applicable.

24 Questions 6 and 9 also relate to the
25 same issue. They've answered these with not

1
2 applicable even though no study has been
3 undertaken. Answers to these questions most
4 certainly are applicable.

5 All consumer-driven e-commerce has a
6 seasonal employment. To state that they do not
7 acknowledge this is incorrect at best. All
8 consumer-driven industry, including FedEx, UPS
9 and even the U.S. Post Office, hires more people
10 between November and January. Almost every
11 consumer-driven industry also hires year-round,
12 part-time personnel.

13 All of the data they supply is based on
14 a forty-hour week, fifty-two weeks a year,
15 meaning they do not account for vacation,
16 personal, sick time or part-time employment. No
17 information is presented to demonstrate how these
18 employees are factored in to their types of
19 employment on page 14.

20 They go on to share pay detail. \$31,000
21 a year based on 210 hours is barely over minimum
22 wage for the year 2021 when the project will be
23 fully open and operational. There's no
24 consideration for the cost of living increase in
25 Orange County, nor is this a living wage in this

1
2 area.

3 All along Neelytown Road there are
4 signs for warehouse help wanted. If unemployment
5 for unskilled labor is so high for existing
6 businesses, where will this type e-commerce
7 business get their employees? This facility
8 would not open until sometime in 2021, making
9 currently available employment data outdated by
10 the time the facility would be ready to open and
11 the pay scales inadequate to support a living
12 wage.

13 This is, at present, an entirely leased
14 property. Without knowing who the occupant will
15 be, none of the Town of Montgomery agencies could
16 possibly know whether the occupant's business
17 practices will be in line with those of the Town
18 or the County.

19 If this is an Amazon for example, and
20 every indication in the original concept that was
21 almost identical to other fulfillment centers in
22 New York State to ever present media coverage for
23 it's behemoth e-commerce retail, will their
24 employment practices be anti-union? Hurt the
25 current employment environment. Orange County is

1
2 one of the most pro-union employment counties in
3 New York State, and rightfully so.

4 The increase in traffic from this
5 project also increases the cost of services for
6 road maintenance, fire and police. There has
7 been no analysis to determine the added cost to
8 provide these services.

9 Since property taxes would remain at
10 the same level for the next five years at
11 \$44,639, and only incremental increases over the
12 next ten years, the negative impact on the
13 current Town of Montgomery property owners is
14 significant.

15 Nowhere in this application nor in any
16 other documentation provided to the other boards
17 are concrete data driven analyses of the benefits
18 to the Town of Montgomery. Much more detailed
19 information is needed to make an educated
20 determination whether granting IDA tax relief is
21 in the best interest of our community or simply
22 in the best interest of Bluewater and their
23 affiliates.

24 Thank you.

25 HEARING OFFICER McLAUGHLIN: Are you

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going to submit the written comments?

MS. LERNER: Yes.

HEARING OFFICER McLAUGHLIN: Thank you.

I would note what about from Mr. Baker?

MR. LERNER: These are just his notes.

I will have him write a formal letter. Should it go to you?

HEARING OFFICER McLAUGHLIN: That would be fine. It can go to Joseph Joy --

MS. LERNER: Joseph Joy. Okay.

HEARING OFFICER McLAUGHLIN: -- as in the notice. Just so you're aware, and please advise him, everything is on the Town -- the IDA website. The IDA recently started a new website. The UTEP policy is there, the notice of publication is there.

MS. LERNER: Is it separate from the Town of Montgomery?

HEARING OFFICER McLAUGHLIN: Yes.

MS. LERNER: That I was not aware of. I go to the IDA site on the Town website and go to IDA and look up agendas, meetings, everything.

HEARING OFFICER McLAUGHLIN: It has it's own website, montgomeryida.com.

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2 MS. LERNER: Okay. That I was not
3 aware of. Thank you very much. I appreciate
4 that.

5 HEARING OFFICER McLAUGHLIN: No
6 problem.

7 Yes.

8 MS. TIPTON: Hi. My name is Karina
9 Tipton, I'm a resident of the Town of Montgomery.

10 As a resident and taxpayer I come to
11 this project looking for whether or not it's a
12 good partnership, a partnership with the Town and
13 with it's residents. On face value this appears
14 to be a very poor partnership. The tenant is not
15 known, it's confidential. The tenant is not
16 showing up to form a partnership with us, the
17 residents of Montgomery.

18 This is basically a speculative
19 warehouse with no guarantee that it will be
20 inhabited and occupied long term. It's a
21 warehouse of such magnitude, 1,000,000 square
22 foot magnitude with a significant commitment of
23 natural resources that are present currently in
24 the Town Montgomery that will be lost after
25 construction. To not know -- as a resident, to

1
2 not know that it will be a permanent fixture in
3 our Town long term, that bothers me. I think
4 that that's an important consideration.

5 As somebody who reviewed the draft
6 environmental impact statement, there were
7 serious flaws and additional considerations
8 after reviewing that document.

9 From a position of whether or not this
10 is a good partnership opportunity with the Town
11 to invest it's money in this confidential tenant
12 whose longevity is unknown, I just want to
13 outline a few of those major ones that apply
14 particularly to the finances of the Town of
15 Montgomery.

16 I want to note that because of the
17 long-term process that we have in the State of
18 New York, it is precipitous to have a public
19 hearing before the final environmental impact
20 statement can be reviewed by the Town citizens
21 and taxpayers to get a final understanding of
22 whether or not this is a true project that would
23 be beneficial to the Town and worth committing
24 such resources to it's construction.

25 Although this is a long-term lease

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2 agreement as noted previously, Town of Montgomery
3 does have a charter to promote sensible growth. I
4 think it's important to consider if this mega
5 warehouse construction, a speculative warehouse
6 tenant occupancy, is really considered sensible
7 growth.

8 After construction, regardless of what
9 kinds of commitments during construction are made
10 to the trades and the unions, the project is
11 committing approximately 1,100 jobs that will be
12 year round with more during seasonal periods as
13 noted previously by some other commenters.
14 There's no compensation with a tax program like
15 this to the Town for wear and tear on
16 infrastructure, for maintenance, for any kind of
17 additional emergency and security services that
18 are required.

19 I want to make this really clear. The
20 Town of Montgomery has a big optics problem right
21 now. On the same page of the newspaper where it
22 talked about the town parks closing down because
23 we didn't have enough police officers to open,
24 close and patrol them was also an article about
25 these projects, Project Sailfish and the next one

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2 that is on the agenda, asking for money from the
3 Town of Montgomery to be given to them to
4 incentivize them to come. That's a serious
5 optics problem if you can't provide park
6 services. I understand it's been reopened but
7 it's a serious concern that the supervisor has
8 that we are not able to fund our police
9 currently. They're saying 1,100 more people are
10 going to be coming in and out of our Town,
11 working here, not living here, and we don't have
12 the police currently. I think that's a serious
13 issue. I question whether or not we're going to
14 be able to step up our local services to meet
15 that commitment to it's residents to live in a
16 safe community after 1,100 more people are
17 attending their jobs here. The Town of
18 Montgomery ambulance service is excellent. I
19 took a ride last night with my kids to the
20 emergency room. They were super. He's okay.
21 They have a ten to fifteen-minute response time.
22 They're trying to consolidate their services.
23 They don't know how they can build a new spot
24 that's going to be more central for people.
25 We're asking them to continue to respond to this

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2 mega warehouse. We don't know what kind of
3 people are going to be working there and what
4 kind of operations they're going to be doing.

5 If this is a fortune 100 e-commerce
6 distribution as it was said in the draft
7 environmental impact statement, I took the
8 liberty of looking up an analogous for fortune
9 100 e-commerce distribution company who had seven
10 fatalities since 2013 in their warehouses.
11 That's a serious issue. Are we going to be able
12 to respond to a serious health issue with the
13 Town of Montgomery Ambulance Corp, who are
14 wonderful and do an excellent job as it is, in
15 ten to fifteen minutes if somebody gets crushed
16 by a forklift, if somebody is caught by a
17 conveyor belt, struck by a truck in the parking
18 lot? Those are the kinds of fatalities that they
19 have.

20 From the wage perspective, 1,100 jobs
21 are committed to come in to the Town in the draft
22 environmental impact statement. Not only are
23 they low wage jobs, \$31,000 per year, the draft
24 environmental impact statement also stated very
25 clearly that the people that will fill those jobs

1
2 are going to be traveling here from Newburgh and
3 from Middletown. They did not list Montgomery as
4 a place where those workers would be living.
5 It's not an option apparently. And it's not an
6 option. \$31,000 a year is well below the median
7 income of somebody who lives in the Town of
8 Montgomery.

9 Personally I want to commit Town
10 resources to a program that is going to give back
11 to the residents in the form of a job with a
12 living wage where I know if my kid gets out of
13 school and wants to go to work there, it's going
14 to be great and he can stay locally. I think
15 that's the kind of thing that most Town of
16 Montgomery residents are looking for.

17 Additionally, there are going to be
18 major impacts on downstream Montgomery residents
19 along the Tin Brook. This was another big point
20 in the draft environmental impact statement. The
21 reasons for that are many having to do with
22 runoff but mostly having to do with the
23 construction of the wastewater treatment plant
24 which will be discharging 20,000 gallons per day
25 directly into the Tin Brook in which the

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2 confidential lessee has stated they will turn
3 over operation to the Town of Montgomery. One
4 flaw in the draft environmental impact statement
5 was that the operating cost was not considered in
6 the financial section. They just neglected them
7 entirely. Those operating costs may be recovered
8 by ratables. That's fine. They didn't even talk
9 about it. I think before we know truly how much
10 the Town of Montgomery has to commit to operating
11 this wastewater treatment plant purely for the
12 people that are going to be working in the
13 warehouse long term, I think it's important that
14 that question is resolved, and hopefully it will
15 be resolved in the final environmental impact
16 statement.

17 Additionally, if there are additional
18 impacts to those downstream Montgomery residents
19 due to additional flooding along the Tin Brook,
20 because the Town of Montgomery is operating that
21 wastewater treatment plant, the Town of
22 Montgomery will be responsible for those
23 downstream impacts. I ask you to consider if
24 that's something that you want to invest in.

25 That's all of my -- just one other

1
2 note. This is definitely -- this is a
3 transportation corridor. Sensible development is
4 very important. This particular plot of land --
5 construction in this area will cause the loss of
6 valuable habitat in an important wildlife
7 corridor that stretches between the Catskills and
8 Stewart Forest. I understand people who own land
9 deserve to be compensated for the value of their
10 land if they want to sell it to somebody for
11 construction. I also would suggest that the
12 overall regional character and the overall
13 regional natural health is also a consideration
14 when the Town of Montgomery is considering giving
15 money in a PILOT program to the people that will
16 be doing the construction, that will be removing
17 that habitat from the Town. Thank you.

18 HEARING OFFICER McLAUGHLIN: Thank you.

19 Any other public comment on this
20 project? Sir.

21 MR. BYSTRAK: I do.

22 HEARING OFFICER McLAUGHLIN: Can you
23 identify yourself?

24 MR. BYSTRAK: Richard Bystrak. I live
25 right underneath the warehouse. That's where I

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live, right next to it. I'm attached to their property. I have an interest.

There is some lack of communication with this project here in terms of the IDA. I looked on the website and I didn't see that on the Montgomery website that you're holding this meeting. I did find out from the clerk that this is going on. I don't think you've got a great communication about it.

Anyway, there were two good speakers here. I really think that they got into the details of things that I'm not going to get into. I'm going to hit right at the heart of the thing with the one of the gentleman that came up here. They're facing an onerous tax situation by coming into New York. Let me wipe the tears from my eyes. Onerous tax. So am I. So is everybody around here. This giving out money to billionaires has got to stop. This has got to stop. I don't like it. It creates a lot of behind the scenes, back room, smoke filled rooms with making deals that's not to the public's information and privy. I don't like it. Any time you do special services, somebody is going to be

1
2 cut out. If I have to make it here on a level
3 playing field of taxes with everybody else, then
4 I expect these guys to do it too. There's no
5 reason why tax breaks to these billionaires need
6 to be given.

7 The IDA needs to be dissolved. You need
8 to dissolve this organization. You guys are
9 wheeling and dealing behind the scenes with all
10 these big high rollers and I don't know anything
11 what you're doing. Well, I'm starting to find
12 out what you're doing, and I'm going to continue
13 to find out.

14 Statements about this is the most
15 wonderful project for this area, for 747 and exit
16 5A, I don't know about that. I don't know.

17 Now I've written a lot of stuff on
18 this. The supervisor and other people have got
19 my comments. I spent a lot of time. I didn't
20 get ready for this particular IDA meeting but
21 there's a lot of questions about whether this is
22 a super project. It's a huge, giant Butler
23 building that may end up being nothing but indoor
24 tennis courts behind me in another five to ten
25 years.

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2 These Butler buildings need to be in
3 one spot on Neelytown Road. You decided years
4 ago to put them over there. Leave them there.
5 Now you're creeping around the corner on 416
6 heading up towards the Village with another
7 1,500,000 square foot warehouse. They need to be
8 contained. We don't need to spread these things
9 around the Town.

10 And the traffic situation. Wait until
11 you see what will happen when these guys move
12 with 1,000 cars a day and trucks coming in and
13 what that's going to do to that traffic down
14 there. Unbelievable. Unbelievable that you would
15 do that. That's like a punishment to the Town.

16 Bluewater has made misstatements, wrong
17 statements already in the other things I've
18 looked at. They're using previous surveys and
19 research projects that were done by others and
20 are using them and folding them in.

21 When I used to work and I had to do the
22 editing of all my reports for my people that were
23 working for me, I used to get real upset with
24 them throwing in a lot of extraneous material
25 that punished the reader. This eighteen-inch

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2 document that they produced punishes the reader.
3 How does it punish them? It punishes them by you
4 have to thumb through everything and crap and
5 everything to find out what's important in this
6 document. That's ridiculous. I would have fired
7 the guy that made that.

8 But anyway, there's a lot of question
9 as to whether this is a good project here. I had
10 a lot of high hopes for that area with higher
11 level projects to go in there, not this
12 particular thing.

13 If there's a lot of maintenance and --
14 let me just say that -- the supervisor already
15 knows that I've said this about the sewer plant.
16 It's absolutely ludicrous that we would dare take
17 over that sewer plant. We're already in
18 partnership with the IDA and funding here so that
19 they can come into New York and afford it. Now
20 we take over their sewer plant so they don't have
21 to take care of it and all the DEC rules that go
22 with it. I don't know how the lawyer for the
23 Town would even consider that, the liability.
24 Removing that liability from them is ridiculous.
25 There will be no sewer lines run down there for a

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decade. Mark my words. Anybody want to bet their job on it? It ain't going to be done.

Do you want to bet your job on it?

MR. WINCHELL: Sure will. I sure will.

MR. BYSTRAK: We'll see if it's true.

I'll hold you to that. I'll hold you to that.

The situation down there, it could be -- we're planting this building right in the swamp. Lucky it's on a plateau. It's on a little plateau but it's surrounded by a swamp.

The drainage out of that sewer plant is 20,000 gallons per day right now, and that's going to max out down there on that little stream that dries up in the summertime. You're going to put four more modules in there and make it 80,000 gallons a day.

You know, growth at any cost is not good. It's not good. That's what's going on worldwide. I keep my eyes on this planet, okay. I know what's going on. Growth is out of control. It's out of control.

HEARING OFFICER McLAUGHLIN: Do you have anything more on this project or the financial assistance?

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MR. BYSTRAK: Well don't do it.

HEARING OFFICER McLAUGHLIN: Okay.

MR. BYSTRAK: Don't do it.

HEARING OFFICER McLAUGHLIN: Okay.

Thank you.

Anyone else? Yes, sir.

MR. DEVINE: William Devine from 97
Maple Avenue, Town of Montgomery, Rock Tavern.
Here's one more letter.

HEARING OFFICER McLAUGHLIN: Thank you,
sir.

MR. DEVINE: I'd like to read an
excerpt from page 16 of the 1988 master plan
under the Town financial outlook. I know it's
thirty years old, so I'd like to read it out
loud. "The industrial and commercial growth
discussed must be timely and balanced. It should
be in phase with the development of mixed housing
types needed to shelter a widely skilled labor
force. Families who live and work in the same
town should continuously be reinvesting in the
economy of the town, making their purchases and
investments there. Commercial growth without
support of population does not make for a sound

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2 economy. At the other extreme, residential
3 development without industry and commerce would
4 result in costly taxation upon residential
5 property owners. Consequently, balanced growth
6 is a primary goal for overall development of the
7 town."

8 So that being said, I know Mr. Chase
9 said he would answer any questions. I have a
10 couple if you don't mind.

11 HEARING OFFICER McLAUGHLIN: This is a
12 public hearing for comment.

13 MR. DEVINE: He did mention earlier he
14 would answer any questions.

15 HEARING OFFICER McLAUGHLIN: That's
16 entirely up to him.

17 MR. DEVINE: You mentioned that -- I'd
18 like to ask, are you still going to build if the
19 tax abatement is not granted?

20 MR. CHASE: I at least ask the
21 questions be addressed to the Chairman.

22 MR. DEVINE: No problem. One question
23 I have is are they still going to build if the
24 tax abatement is not granted?

25 MR. CHASE: It's part of the project.

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If it's needed, yes. Generally we don't answer --

MR. DEVINE: You don't have to.

MR. CHASE: -- questions at a public hearing.

HEARING OFFICER McLAUGHLIN: Mr. Devine, just so you know, this is a public comment -- this is here for public comments. There's no obligation of the Board or the applicant --

MR. DEVINE: He doesn't have to answer.

HEARING OFFICER McLAUGHLIN: -- to answer any questions. We want to hear what you have to say.

MR. DEVINE: You've got it. He did volunteer himself, just for the record, to answer questions. That's why I asked.

So one of the other questions I have is does the tax abatement help the lessee's profitability? Are they going to have profit gains off of the tax abatements?

Another question I have that I guess I won't ask directly but I know the Orange County Economic Development is here. The question is is

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there a need for 757 \$32,000-a-year jobs in the Town?

Has the IDA Board reviewed any kind of financial fiscal impact due to what they're bringing here as far as this? The poverty line is at \$28,000, just for the record, and we're creating 757 \$32,000-a-year jobs. Thank you.

HEARING OFFICER McLAUGHLIN: Thank you, sir.

Any other comments on this project?
Yes, sir.

MR. McCracken: I'm Chris McCracken, I work for Advance Testing based in Campbell Hall. I've been in the area for about thirty-five years now.

We believe that the project seems to be a natural fit for the area based on the fact that there is a cluster of similar developments. As brought up, there's a lot on Neelytown and beyond that as well. Especially in the past few years you've seen similar facilities, and a lot of it we believe for the same reason, we like where we are. There's a lot of transportation in the area, a lot of businesses to get different places

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2 with relative ease. We believe it would make
3 sense for something in the distribution/
4 fulfillment arena because of it's proximity to
5 17, to 84, to 87 and to Stewart Airport which we
6 know has a lot of shipping capabilities. We're
7 hoping to make greater use of the airport over
8 the course of time. Hopefully at least in terms
9 of the amount of truck traffic, it would minimize
10 it because of the fact it's so close to those
11 highways.

12 Our firm being a local company, we have
13 had the opportunity to work on similar projects
14 over the course of time. We know some don't bring
15 necessarily the whole construction team from the
16 local area, others do. We have had some success
17 and it's allowed our firm to grow from projects
18 like this and hire new employees and either keep
19 local people that we've had on the team in the
20 Hudson Valley and recruit people to come and make
21 a life in the area. We have employees in
22 Montgomery, in Newburgh, Campbell Hall, Sullivan
23 County, Dutchess County. Certainly over the past
24 ten or fifteen years a lot of those are new to
25 our company and have come on board and made a

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2 life in the Hudson Valley. Projects of all
3 kinds, inclusive of these, allow us to do work
4 like that and bring new employees into the area.
5 Similarly, it allows the companies that are here
6 to then stay in the area and make investments in
7 the community, into the schools that they
8 support.

9 In terms of the employment
10 opportunities, certainly it doesn't necessarily
11 fit the mold for everyone. We do know that
12 positions like these are attractive to people.
13 They offer flexible shifts, they offer flexible
14 hours, especially for working families I think
15 that's a benefit. We have a couple of employees
16 ourselves whose spouses work at some of the
17 distribution centers because they have young kids
18 and they are able to make it work by having a
19 position at one of these facilities.

20 So in summary, we believe it will be a
21 benefit to the area for the firms involved in
22 planning it, those involved in building it, those
23 that might find employment in it. And then over
24 the course of time the schools, the towns and the
25 county that will benefit from the tax monies that

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will eventually come into play.

So we support the project and hope you will, too.

HEARING OFFICER McLAUGHLIN: Thank you.

Anyone else? Yes, ma'am. Do you have something to add to your prior comments?

MS. LERNER: Yes. It's mainly a question. Does the Board take into account the affect that businesses like this will have on existing businesses in the area? In particular, my building is on the corner of 747 and 17K. When they put Route 747 through, the DOT assured me that access to my west side of the building would not be impeded and that trucks would be able to enter the two northwest overhead doors by backing through those curb cuts to access that section of the building. With the orientation of our building going east/west and the north bay being only 52 feet deep, a tractor trailer can not back in from the parking lot on the north side. The only access is from that west side overhead door.

The increase in traffic, and if I remember some of the information that was

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2 provided in recent documents, at peak times the
3 traffic off 787 could be as high as 600 or 700
4 cars an hour. That would make it impossible for
5 me to access my building.

6 We've been in that building since the
7 mid `70s. My current tenants have highly skilled
8 and highly paid employees that will be impacted
9 if the traffic increase is as great as they
10 anticipate. I kind of don't want my tax dollars
11 to pay for my demise.

12 HEARING OFFICER McLAUGHLIN: Thank you.

13 Any other comments for this particular
14 hearing? Yes, ma'am.

15 MS. CHAPMAN: I'm Lori Chapman, I'm a
16 twenty-year resident of the Town of Montgomery.

17 I think what everybody else has
18 mentioned is pretty honorable except nobody has
19 mentioned our school district. You're all
20 residents, and you all pay into our school
21 district, and you all know what we go through
22 every year with our school district and our
23 budget.

24 Mr. Diorio briefly mentioned what's
25 going on, what happened in the Marlborough School

1
2 District. What happened there was a major
3 corporation defaulted on their school tax bills
4 and all the residents had to pick it up.

5 Every year the State takes away from
6 our school budget three, three-and-a-half percent
7 and we get raised. We stay just under the tax
8 cap but every single year our school taxes are
9 going up. If they are not going to build -- if
10 they're not going to get these tax abatements and
11 they're not going to build, what are we losing?
12 We're not losing anything. We're losing \$15 an
13 hour jobs. The median income in the Town of
14 Montgomery is 83,000. I don't see how \$15 an
15 hour jobs are going to help us at all.

16 If they are going to come in, okay,
17 maybe not state or the local tax, they should at
18 least pay into our school district. We didn't
19 have our music one year, this past year, because
20 our budget failed. We were slated to lose
21 modified and JV sports. I have a middle schooler
22 who plays a varsity sport. I had to shell out
23 \$800 out of pocket so she could play that sport.
24 We don't have adequate fields. Our academics are
25 behind. Every other district in this county, we

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2 start foreign languages later because we don't
3 have the money to hire people to do it. Our
4 school district is a disaster. So if they are
5 going to come in, if Medline is going to come in
6 and we are going to give them all these tax
7 breaks, at least make them contribute to our
8 schools.

9 These employees are not going to live
10 here. First of all, there's no housing. I'm also
11 a realtor in the Town. There's no inventory.
12 There's no rentals. There's no houses for sale.
13 There's nowhere for them to live here. They can
14 at least contribute to our schools.

15 You can't tell me 1,000 people a day
16 are going to Johnny's Pizzeria and Mike's Deli
17 and that's how they're going to spend their money
18 in this Town. On \$15 an hour you're not eating
19 lunch out every day.

20 I don't see where this benefits our
21 Town for even a second. Neither project.

22 MR. DIORIO: Todd Diorio again. I think
23 there is a misconception sometimes with the PILOT
24 agreements.

25 Correct me -- Bill can speak. You're

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going to pay into the school.

HEARING OFFICER McLAUGHLIN: You should address me.

MR. DIORIO: I'm sorry. They're going to pay into the school. There's a misconception in school taxes. I'm looking at numbers now on IDA projects that pay into Valley Central. There's about \$3,500,000 going into the Valley Central School District. There's a misconception on the PILOT I think everybody needs to get educated on.

HEARING OFFICER McLAUGHLIN: Thank you.

Yes, ma'am.

MS. CHAPMAN: Look at UNFI. I know you're not from our Town or our County. If you take a look at UNFI, their school taxes are supposed to be over \$1,000,000. They currently pay 120,000. So that's how it's rated. It's not going to be the million plus that they should be paying, that anybody else would be paying. They're planning to bring in a \$200,000,000,000 a year corporation and they are not going to put a penny into our school taxes? Todd, we'll be in the same situation you're in in Marlborough in no

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time.

MR. DIORIO: I think the misconception is they are going to pay some money. Not full boat.

HEARING OFFICER McLAUGHLIN: Comments, not a discussion.

MR. DIORIO: Sorry.

HEARING OFFICER McLAUGHLIN: That's okay. Thank you.

Anyone else?

MR. BERGER: I second that lady.

HEARING OFFICER McLAUGHLIN: Your name again, sir?

MR. BERGER: Don Berger.

HEARING OFFICER McLAUGHLIN: Thank you, sir.

Anyone else?

(No response.)

HEARING OFFICER McLAUGHLIN: Okay. So I note that public comments can continue to be submitted in written form to the Agency as set forth in the notice of publication.

If there are no further comments, I'm going to close this hearing at 6:47 p.m.

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MR. BYSTRAK: Where do you submit the comments to?

UNIDENTIFIED SPEAKER: And what's the deadline?

HEARING OFFICER McLAUGHLIN: There is no deadline. It's open until the Board considers the project.

MR. BYSTRAK: Who do I submit them to?

HEARING OFFICER McLAUGHLIN: Joseph Joy, the CEO of the Agency. It's in the notice. Do you have the notice, the notice of publication?

MR. BYSTRAK: No, I don't.

HEARING OFFICER McLAUGHLIN: If not, we'll get you additional copies.

UNIDENTIFIED SPEAKER: Can you give me the IDA website again?

HEARING OFFICER McLAUGHLIN: It is on the IDA website, montgomeryida.com.

(Time noted: 6:47 p.m.)

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C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do hereby
certify:

That hereinbefore set forth is a
true record of the proceedings.

I further certify that I am not
related to any of the parties to this proceeding by
blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 18th day of February 2019.

Michelle Conero

MICHELLE CONERO

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