

Town of Montgomery Industrial Development Agency Meeting
Town of Montgomery Government Center
110 Bracken Road
Montgomery, New York 12549
<https://www.facebook.com/TownofMontgomeryOfficial/>

Tuesday, August 11, 2020
1:00 PM

Present: Jeffrey D. Crist, Chairman
John Dickson, Second Vice Chairman
Matthew P. Stoddard, Treasurer and Member
Donald Berger, Member

Via-conference call: Edwin Williams, First Vice-Chairman
Randi Greene, Member
Robert Santo, Member

Also Present: Conor Eckert, Executive Director
Robert McLaughlin, Attorney for the IDA
William Ibberson – President, Acquisitions Marketing
Members of the Audience
Suzanne Hadden, Secretary

AGENDA

1. Call to Order and Declaration of Quorum
2. Statement from Chairman Crist
3. Public Comment
4. Approval of the June 25th and July 14th, 2020 Meeting Minutes
5. Local Labor-Decision on Waivers from USEF Sailfish project
 - a. R.C. Anderson and Bluewater Representatives
6. Local Labor Compliance Update
7. Consideration of Supplemental Indenture-The Cedars Apartments
8. State Disaster Emergency Grant Program-Update
9. Corridor Study-Update
10. Uniform Tax Exemption Policy-Update and Discussion
11. Executive Director's Report for July 2020
12. Financial Report for July 2020
13. Other Business
14. Executive Session

Next meeting scheduled for September 8, 2020

Adjournment

Call to Order and Declaration of Quorum

Chairman Crist called the meeting to order. A roll call of the board members was taken, and all members were present, with three members via conference call.

Statement from Chairman Crist

Chairman Crist read a prepared statement into the record in response to the behavior witnessed at the previous board meeting about audience and board meeting decorum.

Public Comment

Chairman Crist – We do offer today a short public comment period. If anyone from the public would like to speak it will be limited to a 3-minute period on matters on the agenda. Would anyone in the audience like to speak?

Beverly Mertz, audience – What I want to speak about is not on the agenda. Is that okay?

Chairman Crist – Bob, do you have a comment on that?

Attorney McLaughlin – I think the public comment period is for items that are on the agenda. If it is not on the agenda, then can you submit your public comments in writing?

Mrs. Mertz – I would like to state them publicly. It has to do with response to Senator Skoufis's Report.

Attorney McLaughlin – I think that is not appropriate for this public comment period.

Mrs. Mertz – Wow, okay, thank you.

Attorney McLaughlin – I'm sorry, wow meaning what?

Mrs. Mertz – Wow, just a little public comment in my opinion, is public comment.

Attorney McLaughlin – Okay, I am not trying to be disagreeable, but the chair said...

Mrs. Mertz – I'm not either, and I said that, and I sat down. I will submit it in writing, thank you.

Approval of the June 25th and July 14th Meeting Minutes

Second Vice Chairman Dickson motioned to approve the June 25, 2020 special meeting minutes, seconded by Member Berger. A roll call of the board members was taken, and all were in favor, all ayes, motion carried.

Member Berger motioned to approve the July 14, 2020 meeting minutes, seconded by Second Vice Chairman Dickson. A roll call of the board members was taken, and all were in favor, all ayes, motion carried.

Local Labor – Decision on Waivers from USEF Sailfish project
R.C. Anderson and Bluewater Representation

Donald Chase, Partner with Bluewater Property Group and Craig Davenport, VP with RC Anderson – Explained the waivers and the reasoning for the need for the three waivers concerning the construction contractors for the Amazon project.

Member Berger – Discussed with Mr. Davenport and Mr. Chase why the IDA was not notified earlier regarding the waiver requests.

Kevin Loewke, with Loewke Brill, Local Labor Policy Consultant for the IDA, present via-conference call discussed the Sailfish (Amazon) project and recommended the board grant the three waivers. He said his firm has changed the language to the exemption application, so that for all jobs going forward, any exemptions would be forwarded to the IDA at the exact same time any exemptions are submitted.

A further discussion was held on future waiver requests.

Second Vice Chairman Dickson motioned to grant the waiver for the precast wall panels manufactured and installed by Fabcon Precast LLC for USEF Sailfish, LLC, seconded by Treasurer Stoddard. A roll call of the board was taken, all members were in favor, First Vice Chairman Williams abstained, motion carried.

Second Vice Chairman Dickson motioned to grant the waiver for the fire sprinkler system and fire storage tank by SA Comunale for USEF Sailfish, LLC, seconded by Treasurer Stoddard. A roll call of the board was taken, all members were in favor, First Vice Chairman Williams abstained, motion carried.

Second Vice Chairman Dickson motioned to grant the waiver for the steel fabrication, erecting, various metal work by McCombs Steel Company for USEF Sailfish, LLC, seconded by Treasurer Stoddard. A roll call of the board was taken, all members were in favor, First Vice Chairman Williams abstained, motion carried.

Local Labor Compliance Update

Executive Director Eckert – Reviewed the local labor compliance July reports submitted by Loewke Brill. The reports reflected that the Stewart Holdings Group is overall 100% in compliance and the Sailfish Project is overall 81% in local labor compliance.

Consideration of Supplemental Indenture – The Cedars Apartments

Attorney McLaughlin – This is a resolution to approve a supplemental indenture to a bond transaction that was done on July 16, 2015. Bonds were issued in connection with a project in the Village of Walden for improvements to five existing apartment buildings containing 89-units.

A further discussion was held on the request.

Member Berger motioned to adopt the Supplemental Indenture and bond Resolution for the Cedars Apartment project, seconded by Treasurer Stoddard. A roll call of the board was taken, all members voted in favor, Member Greene abstained, motion carried.

State Disaster Emergency Grant Program – Update

Executive Director Eckert – Updated the members that one application has been received to date and he is currently undertaking a robust marketing effort with a local firm to target the small business and non-profit community.

A further discussion was held.

Member Greene suggested a Facebook live explaining the parameters of the application and what one would have to do to get funding; to make it simple for applicants, would be helpful.

Corridor Study - Update

Executive Director Eckert updated the agency on the progress of the corridor study.

Uniform Tax Exemption Policy – Update and Discussion

Executive Director Eckert reviewed his confidential UTEP memo with the members.

The members discussed the memo that Executive Director Eckert had prepared relating to updating the UTEP policy.

A discussion was held on the next steps and decided to further discuss the UTEP policy at the next IDA meeting.

Executive Director's Report for July 2020

Executive Director Eckert updated the board on the actions taken and events for July 2020 and discussed constructive ideas moving forward.

Attorney McLaughlin – A clarification, Sailfish did close on August 6th. Matrix Maple has not yet closed and should close in August.

Financial Report for July 2020

Treasurer Stoddard reviewed the July 2020 financial report.

A brief discussion was held on when the Sailfish closing fees were received.

Second Vice Chairman Dickson motioned to accept the July 2020 Financial Report as presented, seconded by Member Berger. All in favor, all ayes, motion carried.

Other Business

Chairman Crist asked Attorney McLaughlin, was there a date the Executive Order by the Governor was extended to that allows remote attendance?

Attorney McLaughlin – It is September 4th and as long as the disaster is still in effect, that would probably be continued in some form, but as of now September 4th. As of today, the next meeting will have to be attended in person.

Executive Session

Treasurer Stoddard motioned for the agency to hold an Executive Session to discuss personnel matters, seconded by First Vice Chairman Williams. All in favor, all ayes, motion carried.

Second Vice Chairman Dickson motioned for the agency to end the Executive Session, seconded by Member Berger. All in favor, all ayes, motion carried.

Chairman Crist – Our action to report is our agreed upon compensation adjustment for our Executive Director pursuant to our agreement to the town.

Next meeting is scheduled for Tuesday, September 08, 2020 at 1:00 P.M.

Adjournment

Second Vice Chairman Dickson motioned to adjourn the meeting, seconded by Member Berger. All in favor, all ayes, motion carried.

Respectfully Submitted,

Suzanne Hadden, Secretary