

**TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY**  
**Town Government Center**  
**110 Bracken Road**  
**Montgomery, New York**

**Tuesday, December 08, 2020**  
**5:30 PM via Zoom**

Present via Zoom:

Jeffrey Crist, Chairman  
John Dickson, Second Vice Chairman  
Matthew Stoddard, Treasurer  
Randi Picarello, Member  
Robert Santo – Member  
Thomas Jones – Member (Arrived Late)

Present via Conference Call:

Edwin Williams, First Vice Chairman

Also Present via Zoom:

Conor Eckert, Executive Director  
Robert McLaughlin – Attorney for the IDA  
William Ibberson, Acquisitions Marketing  
Suzanne Hadden, Secretary

Via Live Stream:

Member of the Audience

AGENDA

1. Call to Order and Declaration of Quorum
  2. Approval of the November 23, 2020 Meeting Minutes
  3. Public Comment on Items on the Agenda
    - a. Call in number: 605-475-3250 | Code: 982053#
  4. Presentation from Delaware Engineering: Corridor Study
  5. Consideration of an Approving Resolution: Updated Uniform Tax Exemption Policy (UTEP)
  6. Consideration of an Approving Resolution: Budget for Fiscal Year 2021
  7. Annual Review of Agency Policies-Discussion
  8. Financial Report for November 2020
  9. Other Business
    - a. Logo Update
    - b. Meeting schedule for 2021
- Adjournment

**The meeting shall be live-streamed and be available for viewing at the following sites:**

<https://acquisitionsmarketing.com/>  
<https://www.facebook.com/TownofMontgomeryOfficial/>

Call to Order and Declaration of Quorum

Chairman Crist called the meeting to order - A roll call of the board was taken. All board members were present via zoom, First Vice Chairman Williams was present via conference call and Member Jones joined in late.

Approval of the November 23, 2020 Meeting Minutes

Member Santo motioned to accept the November 23, 2020 meeting minutes, seconded by Member Picarello. A roll call of the members was taken, all in favor, all ayes, Member Jones was absent for this action, motion carried.

Public Comment on Items on the Agenda

Donald Berger – via call in –Thanked Conor Eckert, IDA Executive Director and the rest of the board for working with him, Sylvie Kamlet Rainaldi and the RPM (Residents Protecting Montgomery) on the draft UTEP Policy. Their only item of concern is the Agri Business being removed from the 15-year PILOT schedule to the 10-year and they want this PILOT to return to 15-years. Mr. Berger is very supportive of the Local Labor discussion that was held by the IDA Audit Committee.

Sylvie Kamlet Rainaldi – via call in - Stated that she agreed with every comment that Mr. Berger had expressed.

There were no other call ins received.

Presentation from Delaware Engineering: Corridor Study

Mary Beth Bianconi, Partner at Delaware Engineering, Kevin Schwenzfeier, Planner at Delaware Engineering and Sandy Mathes, Mathes Public Affairs, Delaware Engineering Economic Development Specialist – present via zoom - Presented a slide show of the Town of Montgomery Economic Development Corridor Study.

Ms. Bianconi - The area studied extends from Exit 6 of 17K to the Village of Montgomery and the area around the Orange County Airport. The purpose of the study is to be objective in evaluating the economic development opportunities in this area of the town and to make recommendations to the IDA regarding what can be done to diversify and create a sound local economy in terms of jobs and investments, property tax revenue and benefits to the community.

Mr. Mathes - The study discusses infrastructure availability capacity, market analysis and business sectors and clusters that can be developed in the town to make it more attractable. The study recommends updating the town's zoning, infrastructure, water and wastewater and providing shovel ready sites. Regarding agriculture, it is technology driven and a multi-use that could add quality jobs. A mix of diverse housing is required for town attraction, that will enhance the villages for businesses to relocate. Some possibilities include a new event center that would tie into open space and recreation, co-workspace and remote workspace are a requirement to attract and support remote work due to the COVID pandemic. Retail amenities, retail workforce training centers with a partnership with Orange County Community College, a regional sports complex, limited logistics on smaller sites and creative economy loop workspace that could bring in the arts.

Presentation from Delaware Engineering: Corridor Study

Mr. Mathes - Work force is critically important, and companies will go where work force is. There are possibilities for bio farms for medical products, environmental services in product development, tech driven research in smaller scale pilot manufacturing, research and development. Retail consumer goods, community amenities that enhance the community, however these take population growth because it is data and demographic driven. He further discussed the different sectors of the study.

Ms. Bianconi – We are going to make a series of recommendations in this report, you will see next steps, final report. Those recommendations are going to include making some zoning updates to better shape development in your community to what you want to see. We recommend for the community to consider conducting a generic environmental impact statement (GEIS) for the Route 17K corridor, our study area. She discussed what information would be in the GEIS and the need for work force development. Our last step will be a public presentation, which will most likely be virtual, before end of the year.

Chairman Crist – Asked the board if they had any comments or questions?

A brief discussion was held by Member Jones and Mr. Mathes regarding the relocation of offices due to COVID.

A brief discussion was held by Member Greene and Ms. Bianconi regarding the area of study near Benedict Park.

Chairman Crist – I think we have many themes here with a lot to think about. Certainly, an investment in the future. I think it's intended to be visionary on what things we can consider in the town. We need diverse business, the agri-business technology and Sandy in addition to talent attraction, I would suggest talent retention. If the people in the Town of Montgomery and in our region have some opportunity to stay here and we do what we can and strive to meet their highest goals and expectations, that is very exciting to me, and in working with the community college in this time of change related to the pandemic. These are intended to be ideas for the community and for the Comprehensive Plan Committee to consider and ultimately to see what makes sense to incorporate in future zoning considerations. The town board is the decision maker here; certainly not us, and the corridor study is to assist in this process. It was good to hear some of the support from the community. We appreciate the work done by Delaware Engineering and look forward to the next steps.

Consideration of an Approving Resolution: Updated Uniform Tax Exemption Policy (UTEP)

Executive Director Eckert provided an update on the revised draft UTEP policy.

A brief discussion was held.

Member Jones motioned to adopt the Approving Resolution for the Updated Uniform Tax Exemption Policy, seconded by Member Picarello. A roll call of the board was taken. All in favor, all ayes, motion carried.

#### Consideration of an Approving Resolution: Budget for Fiscal Year 2021

Executive Director Eckert briefly reviewed the draft 2021 Fiscal Year Budget.

A brief discussion was held.

Second Vice Chairman Dickson motioned to adopt by Resolution the 2021 Fiscal Year Budget, seconded by Member Jones. A roll call of the board was taken. All in favor, all ayes, motion carried.

#### Annual Review of Agency Policies-Discussion

Chairman Crist – We have 12 to 15 policies, one of which is the Local Labor Policy. We will be taking a look at all policies.

Executive Director Eckert – This was an agenda item to let everyone know that within the next month we are going to be doing a deep look into our policies and I spoke with our counsel, and it is important to go through every one of them. He reviewed the discussions held by the Audit Committee regarding the Local Labor Policy.

Chairman Crist – We will do these in a consolidated fashion at our January 12<sup>th</sup> meeting.

#### Financial Report for November 2020

Treasurer Stoddard reviewed the November 2020 Financial Report.

Second Vice Chairman Dickson motioned to accept the November 2020 Financial Report as presented, seconded by Member Santo. A roll call of the board members was taken, all in favor, all ayes, motion carried.

#### Other Business

##### Logo Update

The members viewed the revised logos and agreed they preferred the bottom right example.

Member Jones – Suggested the illustration should add New York, USA to the logo.

Second Vice Chairman Dickson motioned to accept the bottom right logo for the ida, with the addition to the logo of New York, USA, seconded by Member Jones. A roll call of the board was taken. All in favor, all ayes, motion carried.

Meeting schedule for 2021

Member Picarello motioned to accept the schedule for the ida meeting dates for 2021, seconded by Second Vice Chairman Dickson. A roll call of the board was taken. All in favor, all ayes, motion carried.

Second Vice Chairman Dickson motioned to adjourn the meeting, seconded by Treasurer Stoddard. A roll call of the board members was taken, all in favor, all ayes, motion carried.

Respectfully Submitted,

Suzanne Hadden, Secretary