



Town of Montgomery Industrial Development Agency Application Frequently Asked Questions Sheet

FAQ 1: What tax incentives are offered by the Town of Montgomery IDA?

The Town of Montgomery IDA is a public authority governed by a Board of Directors that can grant sales tax, mortgage recording tax, and property tax exemptions through PILOT agreements (payment in lieu of taxes agreements) and we also have the authority to issue tax-free bonds for eligible projects.

FAQ 2: What types of projects do you prioritize and what PILOT schedule can I expect?

The Town of Montgomery IDA Board makes the final decision on PILOT agreements and specifies project priorities and PILOT schedules in our Uniform Tax Exemption Policy on our resources page:

<https://montgomeryida.com/wp-content/uploads/2020/03/Adopted-Uniform-Tax-Exemption-Policy-4-11-23-1-3.pdf>

FAQ 2: What are the steps of the application process from start to finish?

- Step 1:** Fill out the application provided and submit two signed and notarized hard copies to 110 Bracken Rd. Montgomery, NY, along with a \$500 check for the application and a separate \$5,000 check for attorney fee escrow to the Town of Montgomery IDA.

- Step 2:** MIDA attorney will provide feedback on the application

- Step 3:** Project Overview Presentation to MIDA Board by an individual with the developer or an authorized representative
- Step 4:** Cost Benefit Analysis is done by the MIDA and Public Hearing is scheduled
- Step 5:** Public Hearing & final determination of PILOT terms based on Agency UTEP Policy.
- Step 6:** Board receives Planning Board and SEQR determination and votes on approval or denial of the project.
- Step 7:** Once approved, prior to signing the lease agreement, agency fees are required and attorneys will finalize paperwork.
- Step 8:** Local Labor Compliance Monitoring begins during the length of the construction process.
- Step 9:** Ongoing monitoring of project and PILOT during the duration of the PILOT schedule in compliance with state requirements.

FAQ 3: What is the timeline for my application to be approved by the Board?

The timeline varies depending on the status of your application with the Planning Board, we cannot approve a project until we have the final SEQR determination and the project has been approved by the Planning Board.

FAQ 4: What is the total cost of applying for Tax Exemptions:

Please see our IDA Fee Schedule as the cost varies depending on the type of tax exemption being sought. Please see the IDA Fee Schedule on our Resources page:

<https://montgomeryida.com/resources/>.

FAQ 5: Do you require projects that have been approved to use prevailing wage?

We have a Local Labor Policy whereby projects must hire at least 85% from the "local labor" market for their approved projects. The 85% shall be borne by each primary contractor including their subcontractors and in total at the time of completion of the project. Please see our Local Labor Policy on our Resources Page:

<https://montgomeryida.com/resources/>.