

**REGULAR MEETING OF THE
TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY**

*110 Bracken Road
Montgomery, New York 12549
www.montgomeryida.com
(845) 457-2600*

**June 13, 2023
1:00 P.M.**

PRESENT:

**Jeffrey Crist - Chairman
Matt Stoddard – Treasurer
John Dickson – First Vice Chairman
Robert Santo – Member
George Declue – Member
Felicia Kalan – Executive Director TOMIDA
Lauren Rowley- Secretary TOMIDA
Ashley Torre- Naughton & Torre LLP
Jose Rojas- Livestream Services (Acquisitions Marketing)**

ABSENT:

J. Thomas Jones- Second Vice

NOTE: Conference Call Line – No Calls

AGENDA

- 1. Call to Order and Declaration of Quorum**
 - 2. Approval of the May 9, 2023 Meeting Minutes**
 - 3. Public Comment on Items on the Agenda**
 - 4. Public Hearing- *KCE NY 2, LLC***
 - 5. Milk Factory LLC- Project Updates**
 - 6. Hudson Valley Country Club- Project Updates**
 - 7. Executive Director's Report**
 - 8. Financial Report**
 - 9. Procurement Request Discussion and Consideration for Approval**
 - 10. Other Business**
 - Thomas Wutz Fellowship Review & Vote Consideration
 - 11. Adjournment**
 - 12. Next Meeting Scheduled for July 11, 2023**
-

1- Chairman Jeffrey Crist called the meeting to order and introduced the board members and others in attendance. A quorum was present.

2- Approval of May 9, 2023 meeting minutes motion to approve by John Dickson, seconded by Bob Santo motion accepted. All board members were in favor, none opposed, motion carried.

3- No public comment on items on the agenda.

4- Ashley Torre asked Executive Director Felicia Kalan on the update from the applicant on *KCE NY 2, LLC*. Executive Director Kalan then laid out the current situation that the contact, Michael Carrella, said they are making changes to the site plan and will come back with changes in August.

Jeffrey Crist made a motion to reconvene the public hearing for *KCE* on August 8th at 1 PM, motion to approve by John Dickson, seconded by George DeClue. All board members were in favor, none opposed, motion carried.

5- Executive Director Felicia Kalan presented the current status of the Milk Factory Project, including the current hold ups with the HPC and the noise complaints with their neighbor.

6- Executive Director Felicia Kalan presented project updates on the Hudson Valley Country Club. They will be submitting a new application in phases. The first phase will only be a sales tax exemption.

John Dickson asked which taxes the club wanted relief from. Answer: sales tax.

7- Felicia Kalan read the Executive Director's report, please see the attached report.

8- Matthew Stoddard read the financial report, please see the attached financial report.

Jeffrey Crist asked for a motion to accept the financial report, motion to approve by John Dickson, seconded by Bob Santo. All board members were in favor, none opposed, motion carried.

9- No updates on the Procurement Request Discussion.

10- Fellowship candidate Thomas Wutz was introduced to the board and presented some background information on himself, as well as what the fellowship could provide him with in the future. A motion was made to accept Thomas as a summer intern by Matt Stoddard, seconded by George DeClue. All board members were in favor, none opposed, motion carried.

11- Jeffrey Crist asked for a motion to adjourn the meeting, motion to approve by John Dickson, seconded by Bob Santo. All board members were in favor, none opposed, motion carried.

These minutes were transcribed by Thomas Wutz, Fellowship Candidate / IDA Summer Intern.



Executive Director Report

This report highlights the ideas, efforts and actions taken by executive staff since the last MIDA Board meeting on May 9, 2023.

Key Actions:

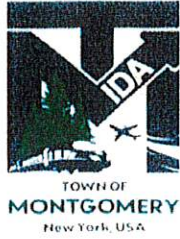
- **5/16-** Met w/ Clint Sabin, Senior Manager of Public Affairs for Medline Industries and their rooftop solar project is nearly complete and includes 20,000 panels that will generate 8.7 million kilowatts.
- **5/17** Barron Rd project meeting with Conor Eckert/Fred to discuss a timeline, project likely to go to public hearing by fall, approvals estimated to be 10 months out. Conor has a potential warehouse medical device tenant ready for that facility.
- **5/19-** Ribbon Cutting ceremony for Hudson Valley Regional Food Bank in the Village of Montgomery attended by notable elected officials including Congressman Pat Ryan
- **5/23:** Toured Bruderhof Community Playthings Factory along with Superintendent Avila, Business Council and the Business Council
- **5/24** Attended Hudson Valley EDC Luncheon
 - 120 Board Member Organization including, great networking and resource opportunities; Met Council of Industry, and several other Hudson Valley business owners
- **6/1** Women Mean Business Orange Chamber Meeting
 - Keynote speaker Maureen Hallahan, Orange Partnership gave advice to women in business
 - Breakout Panel discussion regarding Women in Corporate Leadership led by Gaye Mallet, Vice President of HR and Organization Development at Adams Fairacre Farms range of topics included being a working mom, salary negotiation, career and professional development and advancement, challenges of being a woman in leadership
- **6/2** Vision Hudson Valley conference at SUNY Orange, Placemaking via the trails system
 - Topics included the roles of trails in economic development, the 2nd or 3rd thing home buyers look for, highly ranked category for quality of life
 - City of Middletown Mayor Destafno spoke and is paving the way for leveraging the trail for economic growth, and has seen business expansion in downtown as a result

- Key opportunities to consider for the Walden-Walkill Rail Trail, more marketing opportunities as figures are showing regional and international rail trail biker tourists.
- In particular, discussion was around how we can leverage the trails for children/families
- **6/4 OC Partnership Breakfast**
 - Honoring Nick Fitzpatrick, President of Aden Logistics
- Submitted Response to the ABO
 - Received two response emails requesting more information
- **MIDA Fellow Interview-** Thomas Kutz
 - Recommend him for the TMIDA Summer Fellowship
 - Walden native, Industrial Engineering Major from University of Buffalo

Business Development

- Business Incubator Association of New York State Annual Meeting at Binghamton University June 8 & 9
 - 100 incubators and accelerators representing 3,000 startups
- **Dinosaur Park** - County Property, sales tax exemption only
- **The Ponds** (met with Jacobowitz, they would like to pursue bond and sales tax exemption).
- **29 Grant Street** (they decided they wanted to wait to get further along in planning board, they turned in a draft application without application fee and escrow).
- **Barron Rd RDM Project** (Conor will make intro to tenant as they move further along in the planning board process, most likely in fall)
- **MDS/110 Bracken Rd**
- **Hawkins Drive LLC-** Robert Mclaughlin has not yet finalized if they will be moving forward in pursuing IDA PILOT, spec warehouse
- Hudson Valley Country Club/Lake Osiris- updating their application to reflect phases of the project

TOWN OF MONTGOMERY
INDUSTRIAL DEVELOPMENT AGENCY
110 BRACKEN ROAD
MONTGOMERY, NY 12549



Monthly Statement
5/31/2023

PUBLIC FUND MUNI (3366)

Orange Bank & Trust

Checkbook Beginning Balance from last report-----		\$	112,064.10
<u>ADD</u>			
Deposit-----		\$	500.00
		\$	112,564.10
<u>CHECKS</u>			
1805 Jeffrey Crist---Google mail reimbursment-----		\$	218.95
1807 PKF O'Connor Davis---Inv# 701572-----		\$	2,500.00
1809 Lauren Rowley---March 2023-----		\$	500.00
1810 Naughton & Torre LLP---Inv 30869-----		\$	1,740.00
1813 Acquisitions Marketing---4/11 mtg-----		\$	1,100.00
1814 Naughton & Torre LLP---Inv 30941-----		\$	1,890.00
TOM IDA---Transfer to MMDA-----		\$	75,000.00
Checking Account Balance	5/31/2023	\$	29,615.15

SAILFISH ESCROW ACCT (8008)

Checkbook Beginning Balance-----		\$	3,215.00
<u>ADD</u>			
<u>CHECKS</u>			
Checking Account Balance	5/31/2023	\$	3,215.00

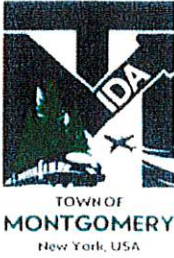
KEY CAPTURE ENERGY (4109)

Checkbook Beginning Balance	5/31/2023	\$	1,920.00
<u>ADD:</u>			
<u>CHECKS</u>			
9999 Naughton & Torre, LLP---Inv # 30944-----		\$	40.00
		\$	1,880.00

CITY WINERY ESCROW (4112)

Checkbook Beginning Balance	5/31/2023	\$	2,320.00
<u>ADD</u>			
<u>CHECKS</u>			
9999 Naughton & Torre---Inv # 30943-----			\$80.00
		\$	2,240.00

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Monthly Statement
5/31/2023

Pg 2 Cont.

MMDA MUNICIPAL (4593)

Checkbook Beginning Balance 5/31/2023 \$ 456,442.11

ADD Deposit----- \$ 75,000.00
Interest----- \$ 195.99
Dormant Charge Refund----- \$ 30.00
\$ 75,225.99

CHECKS

\$ 531,668.10

HUDSON VALLEY COUNTRY CLUB (3062)

Checkbook Beginning Balance 5/31/023 \$ -

ADD Deposit----- \$ 5,000.00

CHECKS

99 Naughton & Torre, LLP----Inc # 30942----- \$ 1,840.00

\$ 3,160.00

PUBLIC FUND- BANK CARD (2940)

Card Balance----- \$ 5,000.00

ADD

WITHDRAWAL

5/25/2023 Purchase sign----- \$ 80.00

\$ 4,920.00

	5/31/2023		4/30/2023		
Orange Bank & Trust (3366)-----	\$ 29,615.15	\$	112,064.10	\$	(82,448.95)
Orange Bank & Trust - Sailfish Escrow Acct (8008)-----	\$ 3,215.00	\$	3,215.00	\$	-
Orange Bank & Trust Money Market (4593)-----	\$531,668.10	\$	456,442.11	\$	75,225.99
Orange Bank & Trust Key Capture Energy Escrow (4109)-----	\$1,880.00	\$	1,920.00	\$	(40.00)
Orange Bank & Trust Hudson Valley Country Club (3062)	\$3,160.00				
Orange Bank & Trust City Winery Escrow (4112)-----	\$2,240.00	\$	2,320.00	\$	(80.00)
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$4,920.00	\$	5,000.00	\$	(80.00)
TOTAL	\$ 576,698.25	\$	575,961.21	\$	(7,422.96)