



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

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

**August 8, 2023  
1:00 P.M.**

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**PRESENT:**

Jeffrey Crist – Chairman  
J. Thomas Jones – Second Vice Chairman  
John Dickson – First Vice Chairman  
Robert Santo – Member  
Felicia Kalan – Executive Director TOMIDA  
Lauren Rowley – Secretary TOMIDA  
Thomas Wutz – TOMIDA Fellowship Candidate  
Ashley Torre – Naughton & Torre LLP  
Jose Rojas – Livestream Services (Acquisitions Marketing)  
Hannah Belair – Stenographer (Associated Reporters, Inc.)

**ABSENT:**

Matt Stoddard - Treasurer  
George DeClue – Member

**NOTE: Conference Call Line – No Calls**

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**AGENDA**

- 1. Call to Order and Declaration of Quorum**
- 2. Approval of the July 11, 2023 Meeting Minutes**
- 3. Public Comment on Items on the Agenda**
- 4. Public Hearing- Hudson Valley Country Club**
- 5. New Application – Hawkins Drive, LLC**
- 6. Executive Director's Report**
- 7. Financial Report**
- 8. Procurement Request Discussion and Consideration for Approval**
- 9. Other Business**
  - a. IDA Fee Form Schedule Discussion & Vote Consideration
  - b. Procurements
  - c. Finance Committee Budget Proposal
- 10. Adjournment**

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## MEETING

1. Chairman Jeffrey Crist called the meeting to order and introduced the board members in attendance. A quorum was present.
2. A motion was made by John Dickson to approve the July 11, 2023 meeting minutes, which was seconded by Robert Santo. All board members were in favor, none opposed, motion accepted.
3. Don Berger initially wished to make comments on the Hawkins Drive, LLC project. Jeffrey Crist shared that the applicant was here today and would be sharing details and it was suggested that Mr. Berger hear their presentation first and then comment. Ashley Torre said this would be fine to do.
4. Public Hearing – Hudson Valley Country Club – please see transcript of Public Hearing which is attached to these minutes and were done by Hannah Belair, stenographer.
5. Hawkins Drive LLC presented on their application. Robert McLaughlin, the applicant's attorney presented on their behalf.

Prior to their presentation, Ashley Torre reminded everyone about the letter that was received from Whiteman, Osterman & Hanna LLP. The firm, not Robert McLaughlin specifically, are the appointed bond counsel and conflicts counsel for the IDA. They are not currently representing the IDA on any current matters so there is not any conflict here, but Ashley Torre advised that it would be appropriate for the board to waive any appearance of conflict through a Board vote.

A motion was made by John Dickson for Chairman to sign a waiver of any appearance of a conflict in regard to the Hawkins Drive, LLC application which was seconded by Robert Santo. All board members were in favor, none opposed, motion accepted.

Hawkins Drive LLC presentation resumed. Robert McLaughlin, of Whiteman, Osterman & Hanna LLP, stated that the applicant is looking for sales tax exemption and mortgage recording tax exemption on their warehouse and distribution project. The revised application has been submitted to Ashley Torre based on comments she had provided. Mr. McLaughlin said that Eric Shalek would be discussing the project overview and the request is for the board to consider a resolution to authorize a public hearing as is required.

Eric Shalek stated that the project is adjacent to Walgreens and Staples Distribution Center. It is just under 150,000SF warehouse and is being built on spec. The planning board's public hearing was closed at the end of July. The zoning is I1, which allows for this use. Hawkins Drive LLC is hoping to commence construction at the end of the fourth quarter of 2023, or first quarter in 2024.

Don Berger came up to make his comments previously held off on. He referenced the UTEP Policy that was put into place with language that would protect the town when it came to warehouses. He specifically referenced Section 3.(B) of the UTEP Policy and questioned why the board was here talking about this when we don't have any of that.

Robert McLaughlin responded saying that the full EAF has been provided to the IDA and was also submitted to the planning board. The UTEP also revolves around pilots and Hawkins Drive LLC is not making an application for that.

A motion was by John Dickson to schedule a public hearing for Hawkins Drive LLC on September 12, 2023 at 1pm or soon thereafter, which was seconded by Bob Santo. A vote was taken by roll call.

John Dickson – Aye  
J. Thomas Jones – Aye  
Jeffrey Crist – Aye  
Robert Santo – Aye

Motion accepted.

6. Jeffrey Crist asked that Felicia Kalan read the July financial report before her Executive Director report as this needs to be voted on and some board members need to leave early. (See attached.)

A motion was made by John Dickson to approve the financial report, which was seconded by Bob Santo. All board members were in favor, none opposed. Motion accepted.

7. Felicia Kalan asked that Ashley Torre just clarify for procurements for events.

If items are already budgeted, it would just have to be submitted to the chairperson, a procurement would not be needed at at board meeting.

Felicia Kalan presented the one procurement for today, which would be support of the Business Council of Greater Montgomery's Tri-Montgomery event in October. The request was for a \$500 sponsorship of the event.

A motion was made by John Dickson to approve the request, which was seconded by Bob Santo. All board members were in favor, none opposed, motion accepted.

8. Felicia Kalan discussed the IDA Fee Form draft schedule to include ½ of 1% of total project costs for sales tax exemption only for projects not seeking a PILOT.

A motion was made by John Dickson to adopt the amended fee scheduled with respect to sales use tax to go into effect for new applications received on or after 1/1/2023, however Board members agreed the schedule needed further clarification. Revisions will be made and reviewed at the upcoming September meeting.

9. A motion was made by John Dickson to accept the Finance Committee Proposed Budget to send to the town, which was seconded by Robert Santo. All board members were in favor, none opposed, motion accepted.

10. John Dickson made a motion to adjourn the meeting, which was seconded by Robert Santo. All board members were in favor, none opposed. Motion accepted.

11. Next regular meeting of the Montgomery IDA: September 12, 2023 at 1pm.

*J. Thomas Jones had to leave so the meeting was adjourned as there was no longer a quorum. Thomas Wutz also a brief overview of what he worked on this summer as a fellow. Felicia Kalan also gave her Executive Director report after the meeting had been adjourned. (See attached.)*

*These minutes were transcribed by Lauren Rowley, Secretary of the Montgomery IDA.*

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2 THE TOWN OF MONTGOMERY

3 INDUSTRIAL DEVELOPMENT AGENCY

4 PUBLIC MEETING

5

6 Tuesday, August 8, 2023

7 1:01 p.m. until 1:29 p.m.

8

11 Bracken Road

9

Montgomery, New York 12549

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BOARD MEMBERS:

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JEFF CRIST, Chairman

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JOHN DICKSON

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ROBERT SANTO

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TOM JONES

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2 (The meeting commenced at 1:01 p.m.)

3 CHAIR CRIST: The public hearing is  
4 now open. I'd like to welcome Steven Porath,  
5 representing the Hudson Valley Country Club. Thank  
6 you, to give us an overview of the project.

7 MR. PORATH: Sure.

8 CHAIR CRIST: Feel free to come up,  
9 Steve

10 MR. PORATH: Again, Steve Porath, I'm  
11 representing the Hudson Valley Country Club. Again,  
12 thank you for having us, and it's nice seeing  
13 everyone again.

14 Just -- we have -- we've been here  
15 before, but just to give you an update work on the  
16 golf course continues. Again, the effort is to -- of  
17 this -- this first phase of the project is to bring  
18 the country club facility itself, the -- the  
19 clubhouse and the pro shop up to a level where it can  
20 actually be considered a -- a venue for a private  
21 golf club. And the golf course itself, the work  
22 continues there to bring that up to a quality level  
23 that I think is envisioned by the owner, Raj Amar, to  
24 make it into a -- one of the premier golf courses in  
25 Orange County, if not the region. So that effort

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2 continue. And I guess I'll say for the record, that  
3 our need for the incentives that are applied for  
4 continue as well. And we -- we thank the Board for,  
5 you know, considering that. Trying to think of any  
6 other updates of that you may want to, you know, are  
7 relevant. I think that's most of it. I think it's  
8 mostly just --

9 CHAIR CRIST: One thing I might ask is  
10 just clarify the phasing because at one point --

11 MR. PORATH: Right.

12 CHAIR CRIST: -- you were looking at  
13 the --

14 MR. PORATH: Yes.

15 CHAIR CRIST: -- project as one  
16 application.

17 MR. PORATH: We -- and that was really  
18 stemmed from a discussion with -- between counsels  
19 with Ashley and my counsel Lino Sciarretta (phonetic  
20 spelling). They discussed it and we realized that  
21 the idea of having this multi-phase process where  
22 there would be the golf course renovation, the  
23 clubhouse, then building a new pro shop and then  
24 further down the road considering the building of a  
25 hotel spa conference center, was just too -- the

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2 timing of it, the costs were a little too uncertain,  
3 too many moving parts to that, and it really didn't  
4 match up well for our requests. So we narrowed it  
5 down and said the single thing we're looking for now  
6 is just sales tax exemption on the, you know,  
7 furniture fixtures, equipment capital investment on  
8 the clubhouse and pro-shop renovation and the golf  
9 course, which doesn't, you know, the work being done  
10 here doesn't require any planning board reviews or  
11 anything like that. There's no new structures going  
12 up, anything like that.

13 The other phases of the project, you  
14 know, we're thinking about them, but they're on hold  
15 for the time being. We're -- we're focusing on this  
16 first phase. Thank you for asking.

17 CHAIR CRIST: Thank you, Steve.

18 MR. PORATH: Okay. Good.

19 CHAIR CRIST: You can sit down I guess  
20 for a moment and we might ask you to respond to some  
21 things, but sure.

22 Felicia, would you like to --

23 MS. KALAN: Yeah, I can take it from  
24 there. So, I might have Ashley for this as well, but  
25 we've been back and forth. We did receive an updated



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2 application, which all of you have which is some  
3 additional updates from the last application you  
4 reviewed. So Ashley had also sent through some  
5 comments.

6 And Ashley, I don't know if you want  
7 to -- to kind of go through those first, and then I  
8 can chat briefly on the cost-benefit analysis.

9 MS. TORRE: Sure. There were just --  
10 so they did revise the application, there were still  
11 a few things that just needed to be corrected and --  
12 and clarified some just discrepancies in some of the  
13 numbers, and making sure the -- the correct owners of  
14 the property are identified, that kind of thing. So  
15 to make sure that this board understands all the  
16 relevant information of the application before it.  
17 So I think they're pretty straightforward. I'm sure  
18 that the applicant's counsel will be able to -- to  
19 get that information to you in a timely fashion.

20 MS. KALAN: I did get an updated  
21 environmental assessment form from -- from his  
22 office, so I don't know if that changes anything. I  
23 know in speaking with the applicant, they were hoping  
24 to, you know, kind of move forward, but I guess  
25 that's, you know, for the Board to decide and perhaps

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2 we need to continue the public hearing. I don't  
3 know, Steve, if you have any, you know, additional  
4 comments for that, but --.

5 MR. PORATH: Sure. I guess I better  
6 come back up. And again, thank you and -- and I know  
7 Ashley, I know our two counsels and I think a little  
8 bit of it unfortunately was, you know, vacations and  
9 such matching up and I'm sorry, I apologize for that.  
10 With that said, I do -- I -- I'm aware of it. I had  
11 a lengthy conversation with Felicia about some of the  
12 -- I don't want to minimize it. Some of the tweaking  
13 and some of the clarification on a couple of the  
14 elements, particularly the ownership. Just to be  
15 clear, the sole owner of -- of this facility is Raj  
16 Amar and his wife Mauju. I mean, they may have  
17 entities for whatever, you know, structural reason,  
18 business reasons that are subsidiaries of that, but  
19 they are one hundred percent of the owners. There  
20 are no other investors, there's no other entity out  
21 there that has any financial interest in this  
22 facility.

23 So I think to -- to counsel's point,  
24 those are just clarifying, if there were some  
25 questions as far as that. I would ask the Board an -

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2 - and with full respect to their process, if -- if  
3 the Board is inclined and is able to do this, if they  
4 would -- if they were -- were to consider a -- an  
5 approving resolution subject to some of these  
6 clarifications being put in place and -- and  
7 clarified to their satisfaction, I know we would  
8 appreciate it only because from a timing standpoint  
9 every day that goes by, I know we are -- we are  
10 spending money, we're -- we're, you know, things that  
11 were, you know, the incentives would be applied and  
12 it -- it's kind of, we're hitting a little log jam.  
13 That's on -- that's on us, not on you, but if the  
14 Board would consider that as part of their -- their  
15 process, we'd appreciate it. If you're able to do  
16 that. Okay. Thank you.

17 CHAIR CRIST: Okay. Did you have  
18 anything else?

19 MS. KALAN: I was just going to say, I  
20 did have -- include a cost-benefit analysis that all  
21 of you have. It was a little difficult to assess  
22 because typically it's with a PILOT. This is for  
23 sales tax exemption only. So there's no negative  
24 impact to the, you know, the town of Montgomery. So  
25 sales taxes, county and State. So I think that's a -

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2 - I think that's a good thing in this case. So just  
3 a kind of quick overview of the cost-benefit  
4 analysis, the Cyrus project was purchased for four  
5 point two million in March of this year. Total  
6 renovations included capital investment of three  
7 million, seven hundred and thirty-one thousand. The  
8 applicant is seeking sales tax exemption which totals  
9 two hundred and eighty-nine thousand, one hundred and  
10 fifty-two dollars in value at its current  
11 calculation. So, we believe this is, you know, in  
12 reviewing the application and the asset that this  
13 will bring to the town in terms of tourism and really  
14 keeping a community asset in place at the -- at the  
15 golf course, restoring it.

16 We believe it's a great investment for  
17 the I.D.A. It aligns with our mission. It's  
18 expected to bring nineteen additional jobs in the  
19 first three years. So I think that's a huge asset.  
20 When we look at is this a beneficial project jobs are  
21 what we assess. So you can also see the local  
22 benefits it'll bring. So this includes, you know, if  
23 we have nineteen additional jobs, their income tax,  
24 the sales tax benefit, obviously, isn't included  
25 here, but some of the tax revenue, if the valuation

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2 goes up based on the additions that that will be  
3 made. So you know, just kind of going through the  
4 assessment and the template provided by the M.R.B.  
5 group, I would determine as executive director that  
6 this is certainly a -- a project that would be  
7 beneficial for the I.D.A. to take on.

8 CHAIR CRIST: Thank you, Felicia. I  
9 would mention, and I know Felicia has reported it in  
10 her monthly reports, but she and I visited the golf  
11 course, late spring, maybe.

12 MS. KALAN: Yes, that looks different.

13 CHAIR CRIST: Yeah. But it clearly  
14 was run down, the upkeep hadn't been taking place,  
15 and I know that golf course quite well from playing  
16 there regularly growing up. It was sad to see. So  
17 it's would be good if there was an avenue to bring it  
18 back to appropriate level of upkeep, and hopefully  
19 recreational opportunities for the community. Even  
20 if it's private, I presume people will be -- have  
21 some chance to join up to maybe a limit. So, if the  
22 Board is okay, I would open it up to public comments  
23 and then back to the Board for your thoughts.

24 At this point in the public hearing  
25 process, would anyone from the public care to comment

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2 on this project? Don Berger.

3 MR. BERGER: Okay. Again, hello  
4 everyone. Don Berger. On the application on page  
5 four, maybe you guys can go to and follow and I'm  
6 going to be talking about -- and this is only -- I'm  
7 not -- I love sports, I love golf courses, I love it  
8 all. So this is not a big deal for me. And it's  
9 really -- what they're asking for is not a -- a big  
10 deal, but I just want clarification on some of the  
11 language. So it says here, the acquisition and  
12 renovation of an expansion of an historic golf  
13 facility. Is that a State sanction historic site, or  
14 is it, they're just calling it historic?

15 CHAIR CRIST: It's been around for a  
16 good while. I couldn't answer the question at some  
17 point --

18 MR. BERGER: Because the word historic  
19 when you put it in --

20 CHAIR CRIST: It's not -- it's not a  
21 capital. It's a small H, which is historic, just an  
22 adjective.

23 MR. BERGER: They're just using the  
24 word historic.

25 CHAIR CRIST: I think that's a good

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2 answer.

3 (Unintelligible cross-talk)

4 MS. TORRE: Yeah, I don't think  
5 there's no historical designation or anything like  
6 that.

7 MR. BERGER: Okay. Because, you know,  
8 I'm just -- just saying that when you put that word  
9 in there in Montgomery, that there has different  
10 meanings to a lot of people in our community, and  
11 it's just a, you know, twerking of the word. Tourism.  
12 It comes under the schedule with tourism a ten-year  
13 PILOT schedule, correct?

14 MS. KALAN: So there would be -- for  
15 this phase, there's no PILOT, there's no property tax  
16 exemption.

17 MR. BERGER: There's no -- right.

18 MS. KALAN: So sales tax only, which  
19 means there's no PILOT.

20 MR. BERGER: Okay. So my curiosity  
21 with the word tourism, how does tourism apply when  
22 it's private?

23 MR. JONES: In this -- yeah, no, in  
24 this particular case, I asked the same question at  
25 the last meeting, and in this particular case,

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2 they're talking about portions of the golf course  
3 being open for public use, such as a wedding venues.  
4 So people can go and book them and hold events and so  
5 forth, but there were the other portions of it, which  
6 were not, which were private, such as the golf course  
7 --

8 MR. BERGER: Which -- which is ninety-  
9 five percent of the facility?

10 MR. JONES: Well, I -- I don't think  
11 it'll be ninety-five percent of the revenue to be  
12 quite frank though.

13 MR. BERGER: Okay.

14 MR. JONES: But I have my own  
15 questions to follow up on that.

16 MR. BERGER: Yeah. So, you know, for  
17 me, and hopefully tomorrow, I think Felicia's having  
18 a little meeting tomorrow down in Montgomery,  
19 correct?

20 MS. KALAN: At the --

21 MR. BERGER: And I could expand on  
22 this a little bit more because I'm really -- I really  
23 actually support what I'm actually talking about  
24 here. I think we need some tourism and this board,  
25 many members may or may not know, there's a lot of



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2 rumors flying around about this particular project  
3 and the future of this project. About a hotel and  
4 other little small different things that might go up  
5 there, I fully support that. Because I think we in  
6 desperate need of it here in our township.

7 So I was just curious about that and  
8 Felicia, you mentioned nineteen jobs, and I did see  
9 that I pulled this application off this morning. I'm  
10 assuming that's the updated when you referred to it -  
11 -

12 MS. KALAN: So we're waiting on the --  
13 so the updated from Friday is -- as long as it said  
14 the date of Friday. That's -- that's the most  
15 updated.

16 MR. BERGER: Okay.

17 MS. KALAN: I'm not sure which one you  
18 have.

19 MR. BERGER: I -- well, I pulled it up  
20 this morning, so whatever was up there, it said  
21 updated. But you mentioned today you had a new  
22 updated.

23 MS. KALAN: So an E.A.F. only. So not  
24 the --.

25 MR. BERGER: Okay. All right. So you

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2 said nineteen jobs. Are they seasonal? How many are  
3 seasonal?

4 MS. KALAN: That's actually a good  
5 question for that --

6 MR. BERGER: Thank you.

7 MS. KALAN: -- but we -- we have -- we  
8 have -- they -- they included this an  
9 (unintelligible) breakdown.

10 MR. BERGER: Well, I've seen in this  
11 application they had one job. I guess that's the --  
12 the main guy.

13 MS. KALAN: Yes.

14 MR. BERGER: And then nineteen jobs,  
15 it's all it talked about. It didn't say seasonal,  
16 didn't say anything about that. Golf courses, as we  
17 know here in the northeast are seasonal. And I'm  
18 sure that the wedding venues that you're referring to  
19 are really part-time.

20 MR. JONES: All I can answer is, and  
21 if we go back to previous minutes, if it was  
22 captured, they indicated that they were going to be  
23 full-time jobs. I think there was --

24 MR. BERGER: Nineteen jobs year-round?

25 MR. JONES: That's what the owner

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2 represented.

3 MR. PORATH: Yeah. There -- there may  
4 be a few jobs that, like some of the land -- like  
5 some of the people that are working on the golf  
6 course solely. It may be some of them are like when  
7 the golf course is closed, they may not be, but the  
8 clubhouse, the professional people working, that's  
9 year-round. The clubhouse is going to be open year-  
10 round, a restaurant, all that. Those are full-time  
11 jobs.

12 MR. BERGER: I think --

13 MR. PORATH: Again, the facility at  
14 that you will be opening year-round as well.

15 MR. BERGER: Perhaps we can have a  
16 clearer breakdown of that golf course versus what the  
17 gentleman just talked about, you know. But again,  
18 I'm not against this project. I think it's -- it's  
19 great. I think we need things like this in our  
20 community and whatever the rumors might be, I think  
21 certainly that would go bode well here. So, thank  
22 you.

23 CHAIR CRIST: Thank you, Don. Steve,  
24 would you like to add anything else?

25 MR. PORATH: I think maybe I can

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2 actually in a good way, respond to some of your  
3 questions.

4 CHAIR CRIST: Yes.

5 MR. PORATH: The -- let's see, the  
6 historic -- let me confirm. No, it's a -- that's a -  
7 - I think that was put in there without any intent of  
8 misleading anybody. It's not historic. I think it  
9 was founded in 1927. So that old, I think somebody,  
10 the spirit of it was historic, it's been here, but  
11 no, it's not an historic designated site. We don't  
12 want -- we're not representing that at all.

13 The issue of tourism, it actually is a  
14 good point. I would say -- and I'll put the -- I'm  
15 probably guilty of being in this economic development  
16 industry too much. And that was a word that probably  
17 most people look at tourism -- most people look at  
18 tourism as, well, people are coming out of New York  
19 City for the day, they're spending dollars for the  
20 day, truly tourists. The golf course isn't that  
21 regard. The State defines tourism in the sense of  
22 dollars outside the immediate community coming in.

23 So it's a little bit of a -- more  
24 technical way of looking at it, that there are going  
25 to be people utilizing the golf course either as

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2 members or people using the facility for banquets and  
3 events. So they're coming outside the area. They're  
4 not just town of Montgomery residents. So  
5 technically, those dollars coming in, the State looks  
6 at those as tourism dollars. Problem is it's  
7 misleading. And I agree -- I agree with the idea of  
8 this gentleman that implies that it's a daily tourism  
9 like the Statue of Liberty. It's not -- it's -- it's  
10 a different way of how the dollars are recognized.  
11 I'll -- I'll also add, if you ever have an event  
12 where you want us to come and speak before a group,  
13 we're welcome to do that as well.

14 CHAIR CRIST: Sure.

15 MR. PORATH: Okay. All right. I  
16 don't know if there's anything else. Okay, sir.

17 CHAIR CRIST: Board members, comments,  
18 questions? Tom, did you want to say --

19 MR. JONES: Yeah, I just had a couple,  
20 but I would also know too that, you know Mr. Berger,  
21 when we talked about rumors, I don't -- I would say,  
22 I don't know what rumors you heard, but when they  
23 initially came to present, they talked about a vision  
24 and they talked about the future stages publicly,  
25 what they were hoping to achieve. So I don't think

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2 there were rumors. I think there were aspirations  
3 and then the timing just was reiterated, let's put it  
4 that way. From my perspective, I was curious, you  
5 know, I -- I don't think it's curious, this is just  
6 my perspective on this. I -- I think it's fair to  
7 say for this part of the project, at this stage, the  
8 game is no longer an incentive because the project's  
9 happening. And so I think the decisions should be  
10 undertaken that way. And because we're not  
11 incentivizing this business to come and start, it's  
12 happened.

13 But I'm curious though, if under the  
14 incentives we could offer, is it possible to limit  
15 them towards the public parts of the project? So if  
16 we know that, you know, we could apply the sales tax  
17 towards the event space, the areas where the public  
18 actually has access to it, so now we're not  
19 incentivizing just the private use, the part that you  
20 have to be privileged to access.

21 MS. KALAN: Okay. Sorry, I was just  
22 going to chime in really quickly. So just -- just  
23 kind of openly to all the Board members. We were  
24 actually a part of the very beginning stages of the  
25 attraction of speaking to the developer before he

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2 even chose the site. So it's not on record, but just  
3 so that there was a process to this. So I think just  
4 to keep that into consideration too that this has  
5 been a long road and the -- the steps to get here  
6 logistically take a long time, but we were a part of  
7 the attraction of -- of the developer here at the  
8 very beginning stages. And Steve can probably attest  
9 to that too.

10 MR. PORATH: Yeah. And -- yeah, the -  
11 - this was you know the whole --.

12 MS. KALAN: Sorry, do you mind --

13 MR. PORATH: Oh, I'm sorry.

14 MS. KALAN: (Unintelligible).

15 MR. PORATH: Okay. Just so make -- I  
16 want to make sure I answer your -- the question. So  
17 if you could ask me like, what -- how -- what would  
18 you like me to comment on exactly as far as the --.

19 MS. KALAN: Oh, so just the beginning  
20 stages of kind of choosing the site.

21 MR. PORATH: Oh, okay.

22 MS. KALAN: Speaking to the I.D.A.,  
23 and then --

24 MR. PORATH: Yeah.

25 MS. KALAN: -- you know, obviously I

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2 think Tom -- sorry I chimed in there, but -- and then  
3 Tom's --

4 MR. PORATH: Okay. Yeah. That's why  
5 I -- I was a -- I'm going to kind of segue into one  
6 answer and then go into another .

7 MS. KALAN: Yeah.

8 MR. PORATH: Yeah. I know ideally --  
9 like that the -- I don't think there was any debate  
10 that that facility was probably not going to be  
11 around. And, you know, it was -- and again, I'll say  
12 this squarely opinion is that if it had shut down, it  
13 was down to forty-eight members, many of whom  
14 actually probably weren't going to rejoin even at  
15 that point. And you know, so I know there was a lot  
16 of concern in the community as far as what was the  
17 future of that facility. So, that's where we were  
18 brought in and -- and to have this, you know, have it  
19 not shut down. This year we came in, the acquisition  
20 was made with the intent of bringing it up and -- and  
21 keeping it open and expanding it. So we've been  
22 working with the I.D.A., since then with that whole  
23 idea of this vision. And I do know that the -- the  
24 town, the county chamber, you know, Orange County  
25 Chamber of Commerce, the Orange County Partnership,



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2 were all party to encouraging us to come into that.

3 With that said, to address the one  
4 issue -- again, ultimately, we'll, you know, we'll --  
5 whatever the Board decides is what, you know, as far  
6 as incentives, you know, we would say though that,  
7 you know, the -- the public portion of it where the  
8 public would be using the banquet room and the  
9 clubhouse you know, that would be available to the  
10 public for weddings, reunions, whatever. There's a  
11 piece of it, but maintaining the club -- the golf  
12 course as a -- as a viable financial entity would  
13 require expenditures on -- on a broader scale that we  
14 would ask that the Board consider, you know,  
15 including in a sales tax exemption.

16 There's a lot of investment. That  
17 golf course needed desperate amount of work. It --  
18 it really wasn't even a -- it wasn't going to be a  
19 usable golf course. The equipment, some of which was  
20 forty, fifty years old, like one mower, you can't  
21 maintain a golf course with one mower. So, there is  
22 a lot of investment going on in that area as well.  
23 That ultimately will build that up, the goal is to  
24 have it be, you know, back up to what it's back in  
25 its heyday of, you know, close to three hundred

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2 members. So it is a significant impact financially.

3 CHAIR CRIST: Thank you, Steven.

4 MR. PORATH: Okay.

5 CHAIR CRIST: You comfortable with  
6 that, at this point Tom?

7 MR. JONES: I heard -- I heard.

8 CHAIR CRIST: Yeah. I know there's  
9 more to digest. Bob.

10 MR. SANTOS: Yeah.

11 CHAIR CRIST: John. I -- I might just  
12 ask, and this might be an Ashley question. On their  
13 application, it looks like they're suggesting sales  
14 and compensating use tax for the total investment.  
15 And I didn't know if that would apply, because some  
16 things don't have sales tax, is that correct? Like  
17 the land, I don't think there's sales tax?

18 MS. TORRE: Yes. Not on the actual  
19 land. And I don't believe they included the -- the  
20 purchase of the land or anything like that, I think -  
21 -

22 UNIDENTIFIED SPEAKER: Okay. Then I  
23 misunderstood --

24 MS. TORRE: -- if you just --

25 UNIDENTIFIED SPEAKER: Later on --

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2 MS. TORRE: -- to get qualifying --  
3 qualifying purchases.

4 UNIDENTIFIED SPEAKER: Okay. And  
5 that's something we can certainly look at.

6 MR. JONES: I would just note it  
7 there. It's in the application to the nineteen full-  
8 time.

9 CHAIR CRIST: Yes. Oh, the nineteen  
10 full-time jobs are noted as full-time?

11 MR. JONES: Yes

12 CHAIR CRIST: So that's something, if  
13 -- if they're committed to that, we have a procedure  
14 to follow up and even recapture benefits if need be.

15 MR. PORATH: I would add also those  
16 are local jobs. Those are going to be local people.

17 CHAIR CRIST: Good point. Yeah.  
18 Thank you, Tom. Actually, any comments for us at  
19 this point? I don't really foresee us being able to  
20 do the approving resolution subject to some  
21 corrections. I think there's a few more things the  
22 Board wants to look at is, can they all be  
23 incorporated in an approving resolution or that would  
24 really work?

25 MS. TORRE: I think you should wait

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2 until you have the -- the complete information before  
3 you.

4 CHAIR CRIST: Uh-huh.

5 MS. TORRE: It's some -- one of those  
6 things, the approval resolution, you know, we'll go  
7 through for jobs, for example, I think there was talk  
8 about nineteen and then perhaps an additional ten.  
9 So whether, you know, it's really twenty-nine, that's  
10 something that needs to really be flushed out.

11 CHAIR CRIST: Any other comments for  
12 us? I would think the logical thing is to recess the  
13 public hearing till our next meeting on September  
14 12th, 2023. And I would think we put that for one  
15 o'clock or soon thereafter, as the matter can be  
16 brought. Well, we -- that sounds good.

17 MS. TORRE: And if you do that by a  
18 motion to adjourn the public hearing to September  
19 12th, 2023 at one p.m. or soon thereafter as it could  
20 be held, then you won't need to re-notice.

21 CHAIR CRIST: Uh-huh. I think we need  
22 to, Steve. Okay. So, do we need a roll call vote  
23 for that?

24 MS. TORRE: Sure. You could do it.

25 CHAIR CRIST: Okay. How do you vote?

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2 MR. PORATH: You'll need a motion.

3 CHAIR CRIST: Oh, a motion first.

4 Yes.

5 MS. TORRE: Motion first and then  
6 second, yes.

7 CHAIR CRIST: Ashely laid it out for  
8 us. Should I make that motion, Bob?

9 MR. SANTOS: Is it motion to close the  
10 public hearing?

11 CHAIR CRIST: Adjourn it until  
12 September.

13 MR. SANTOS: I make that motion.

14 MR. DICKSON: I second that motion.

15 CHAIR CRIST: Second by John. Now  
16 we'll do a vote. John, how do you vote?

17 MR. DICKSON: Aye.

18 CHAIR CRIST: John's in favor. I'm in  
19 favor. Tom's in favor, yes. Then Bob's in favor.  
20 So motion carried, will catch you next month, and  
21 we'll be in touch in the meantime.

22 MR. PORATH: Okay.

23 CHAIR CRIST: Thank you, Steve.

24 MR. PORATH: Okay. Thank you,  
25 everyone.

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2 MS. TORRE: See you.

3 CHAIR CRIST: You're welcome. We have

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(The proceeding concluded at 1:29

7 p.m.)

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2 STATE OF NEW YORK

3

4 I, HANNAH BELAIR, do hereby certify that the foregoing was  
5 reported by me, in the cause, at the time and place, as  
6 stated in the caption hereto, at Page 1 hereof; that the  
7 foregoing typewritten transcription consisting of pages 1  
8 through 26, is a true record of all proceedings had at the  
9 hearing.

10

IN WITNESS WHEREOF, I have hereunto  
11 subscribed my name, this the 29th day of August, 2023.

12

13

HANNAH BELAIR, Reporter

14

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A					
<p>able 5:18 7:3,15 23:19  access 18:18,20  achieve 17:25  acquisition 10:11 20:19  actual 22:18  add 15:24 17:11 23:15  additional 5:3 6:3 8:18,23 24:8  additions 9:2  address 21:3  adjective 10:22  adjourn 24:18 25:11  AGENCY 1:3  agree 17:7,7  aligns 8:17  Amar 2:23 6:16  amount 21:17  analysis 5:8 7:20 8:4  answer 10:16 11:2 14:20 19:16 20:6  anybody 16:8  apologize 6:9  applicant 5:23 8:8  applicant's 5:18  application 3:16 5:2,3,10,16 8:12 10:4 13:9 14:11 22:13 23:7  applied 3:3 7:11  apply 11:21 18:16 22:15  appreciate 7:8,15  appropriate 9:18  approval 24:6  approving 7:5 23:20,23  area 17:3 21:22  areas 18:17  Ashely 25:7  Ashley 3:19 4:24 5:4,6 6:7 22:12  asked 11:24  asking 4:16 10:9  aspirations 18:2  assess 7:21 8:21  assessment 5:21 9:4  asset 8:12,14,19  assuming 13:10  attest 19:8  attraction 18:25 19:7  August 1:6 27:11  available 21:9</p>	<p>avenue 9:17  aware 6:10  Aye 25:17</p> <tr> <th data-bbox="867 344 1419 380">B</th><td data-bbox="850 386 1435 1583"> <p>back 4:25 6:6 9:18,23 14:21 21:24,24  banquet 21:8  banquets 17:2  based 9:2  beginning 18:24 19:8,19  BELAIR 27:4,13  believe 8:11,16 22:19  beneficial 8:20 9:7  benefit 8:24  benefits 8:22 23:14  Berger 10:2,3,4,18,23 11:7,17 11:20 12:8,13,16,21 13:16,19 13:25 14:6,10,14,24 15:12,15 17:20  better 6:5  big 10:8,9  bit 6:8 12:22 16:23  board 1:11 3:4 4:10 5:15,25 6:25 7:3,14 9:22,23 12:24 17:17 18:23 21:5,14 23:22  Bob 22:9 25:8  Bob's 25:18  bode 15:21  book 12:4  Bracken 1:8  breakdown 14:9 15:16  briefly 5:8  bring 2:17,22 8:13,18,22 9:17  bringing 20:20  broader 21:13  brought 20:18 24:16  build 21:23  building 3:23,24  business 6:18 18:11</p> </td></tr> <tr> <th data-bbox="867 1604 1419 1640">C</th><td data-bbox="850 1646 1435 1898"> <p>calculation 8:11  call 24:22  calling 10:14  capital 4:7 8:6 10:21  caption 27:6  captured 14:22  care 9:25  carried 25:19</p> </td></tr>	B	<p>back 4:25 6:6 9:18,23 14:21 21:24,24  banquet 21:8  banquets 17:2  based 9:2  beginning 18:24 19:8,19  BELAIR 27:4,13  believe 8:11,16 22:19  beneficial 8:20 9:7  benefit 8:24  benefits 8:22 23:14  Berger 10:2,3,4,18,23 11:7,17 11:20 12:8,13,16,21 13:16,19 13:25 14:6,10,14,24 15:12,15 17:20  better 6:5  big 10:8,9  bit 6:8 12:22 16:23  board 1:11 3:4 4:10 5:15,25 6:25 7:3,14 9:22,23 12:24 17:17 18:23 21:5,14 23:22  Bob 22:9 25:8  Bob's 25:18  bode 15:21  book 12:4  Bracken 1:8  breakdown 14:9 15:16  briefly 5:8  bring 2:17,22 8:13,18,22 9:17  bringing 20:20  broader 21:13  brought 20:18 24:16  build 21:23  building 3:23,24  business 6:18 18:11</p>	C	<p>calculation 8:11  call 24:22  calling 10:14  capital 4:7 8:6 10:21  caption 27:6  captured 14:22  care 9:25  carried 25:19</p>
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**9**

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## **Executive Director Report August 2023**

This report highlights the ideas, efforts and actions taken by executive staff during the month of August since the previous meeting July 13, 2023.

### **Key Actions:**

- Made significant website updates including adding a video to the homepage, adding an application and Application FAQ tab and added the “Who We Are” and “Why the Town of Montgomery” with business logos. Moreover, we made updates to the Meetings & Hearings page to be able to filter by year and for the “upcoming meeting” to appear at the top:  
<https://montgomeryida.com/>
- Finalized 2024 TMIDA Budget draft for the Finance Committee for review on August 8, 2023.
- Developed Site Listings Map Project with our intern, Thomas Wutz  
<https://www.google.com/maps/d/u/0/viewer?mid=1CrMHbN819LYvXuEYoH8VlrG3q1M8Xes&hl=en&ll=41.534481539421684%2C-74.2272027&z=12>

### **Meetings/Community Events:**

- Attended the Town of Montgomery National Night Out on August 1, 2023 at Benedict Park Farm to support local police and fire departments.
- Scheduled to speak at Rotary Club on Wednesday, August 9th
- Scheduled a bi-monthly meeting with Valley Central School district beginning August 30, 2023 at 4:30 p.m.- open for any Board members to also attend.
- Met with Assemblyman Brian Maher to discuss infrastructure needs as it relates to several projects in the Town of Montgomery, notably Scott's Corners.
- Dino Park, LLC Meeting with Neil Gold, Supervisor, Jim Farr regarding the Dinosaur Project (planned project for County Property at 17K and Barron Rd). The County authorized documents to sell the property to the Town, the Town will then sell the property to Dinosaur Park, LLC.

- Dinosaur Park, LLC will submit a TMIDA application for sales and use tax and mortgage recording tax only, no PILOT

*Business Development:*

- Met with Eliza Edge, Hudson Valley Venture Hub/SUNY New Paltz and discussed a partnership between the TMIDA and the HV Venture Hub for any prospective start-ups.
  - Incubator and resource for start-ups/small businesses
  - Access to state resources, can assist with grants

*Matters to take note of:*

- Yellowfreight in the Village of Maybrook filed bankruptcy, Yellow Freight will be vacating the property and we have started to receive inquiries.
- Milk Factory, LLC did have an initial meeting with the HPC on August 1, 2023 and scheduled a tour of the site with HPC Board members. They will return to the planning board (August 14) and we are waiting for Planning Board approval and will plan to attend our September meeting for an update.
- KCE, NY 2 will also go before the planning board this month (August 14) and they will return to the TMIDA Board for an update in September.
- RDM (Barron Rd) Planning Board Public Hearing on August 28, 2023
- Planning Board is drafting a memo to the Town Board to consider expanding sewage infrastructure at Scott's Corners to include more capacity than just Quickcheck.