******

***REGULAR MEETING OF THE***

***TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY***

*110 Bracken Road*

*Montgomery, New York 12549*

*www.montgomeryida.com*

*(845) 457-2600*

**July 11, 2023**

1:00 P.M.

**PRESENT: ABSENT:**

Jeffrey Crist – Chairman Matt Stoddard - Treasurer

J. Thomas Jones – Second Vice Chairman

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)

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

**AGENDA**

1. **Call to Order and Declaration of Quorum**
2. **Approval of the June 13, 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**
   1. **Steven Porath, Hudson Valley Country Club; Lino J. Sciarretta, Esq.Bleakley Platt &amp; Schmidt, LLP**
7. **Executive Director’s Report**
8. **Financial Report**
9. **Procurement Request Discussion and Consideration for Approval**
10. **Other Business**
    1. **IDA Fee Form Schedule Discussion & Vote Consideration**
11. **Adjournment**

**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 June 13, 2023 meeting minutes, which was seconded by Robert Santo. All board members were in favor, none opposed, motion accepted. J. Thomas Jones abstained from the vote as he was not present at the June meeting.

3. There was no public comment on items on the agenda.

4. Felicia Kalan explained that KCE NY 2, LLC will be at the Town of Montgomery Planning Board in August and will be back to the IDA for our September meeting. A motion to adjourn the public hearing to September 12, 2023 was made by Robert Santo, which was seconded by John Dickson. A roll call vote was taken.

John Dickson – Aye

J. Thomas Jones – Aye

Jeffrey Crist – Aye

Robert Santo – Aye

George DeClue – Aye

Motion accepted.

5. Felicia Kalan explained that the Milk Factory project is working its way through the Town of Montgomery Planning Board process. They need to meet with the town’s Historical Preservation Commission (HPC) and they are also working through the noise concerns and studies presented by a neighboring property. The HPC was delayed because they needed to vote on a chair and vice-chair. This has now happened and they are working on scheduling a meeting with the Milk Factory so they can move forward.

6. Jeffrey Crist welcomed Steve Porath and Lino Sciaretta to speak to the Hudson Valley Country Club application. This was an application that was resubmitted. The project is now broken down into phases, the first phase being the renovation and rehabilitation of the golf course and banquet facility. There will be no new construction no this phase, just rehab of the existing space. The applicant is just looking for the sales tax exemption. The applicant is hoping that the board will set-up a public hearing for the applicant.

John Dickson asked how many jobs will be created with the project.

Steve Porath stated that there will be 19 full-time jobs by the end of this year and another 10+ full-time jobs within 1-2 years. He clarified that this is minimum. Assuming the venture is successful, there will be many more than that.

Jeffrey Crist just clarified that the applicant is only looking for the sales tax exemption for right now.

J. Thomas Jones asked in the course would remain private or become a public facility?

Steve Porath stated that at this time it would remain private.

Jeffrey Crist asked if the applicant had to do anything with the [Town of Montgomery] planning board at this time.

Steve Porath answered no, that at this time it is just restoration now.

Jeffrey Crist asked what timing the applicant was looking for in terms of a public hearing.

Lino Sciaretta stated that he would leave that up to the board and whatever was convenient for them.

Ashley Torre stated that she had prepared the public hearing resolution and the board could move forward with approving that. She read the resolution stating that the applicant is looking for sales tax exemptions only and they are looking to renovate clubhouse/banquet hall, pro shop, maintenance shed, and some site work. The chairman of the board and executive director would be authorized to set the time/place/date of the public hearing and proper notice would be given. John Dickson made a motion to approve this resolution, which was seconded by Robert Santo. A roll call vote was taken.

John Dickson – Aye

J. Thomas Jones – Aye

Jeffrey Crist – Aye

Robert Santo – Aye

George DeClue – Aye

Motion accepted.

Ashley Torre stated that as a second motion we could set the public hearing date as August 8, 2023 at 1pm. John Dickson made a motion to approve this, which was seconded by Robert Santo A roll call vote was taken.

John Dickson – Aye

J. Thomas Jones – Aye

Jeffrey Crist – Aye

Robert Santo – Aye

George DeClue – Aye

Motion accepted.

Ashley Torre and Felicia Kalan will work together on getting all the appropriate notices out regarding the public hearing.

7. Felicia Kalan gave her Executive Director’s Report to the board. (See attached.)

8. Felicia Kalan read the May Financial Report to the board. (See attached.)

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

9. Felicia Kalan stated that we do not have any Procurement Requests this month.

10. Ashley Torre provided updates on the Fee Form document. There was previous discussion on updating the fee schedule and having separate fees for mortgage and sales tax and bonds.

Felicia Kalan clarified that breaking these out gives the IDA more tools and be able to offer more options for projects.

Ashley stated that we can play around with the numbers and see where we end up and revisit all of this at the August meeting.

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

12. Next regular meeting on the Montgomery IDA: August 8, 2023 at 1pm. Finance Committee Meeting will also be held on August 8th at 12:30pm.

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