



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

*110 Bracken Road  
Montgomery, New York 12549  
www.montgomeryida.com  
(845) 457-2600  
October 10, 2023*

**AGENDA (\*Draft Agenda Subject to Change)**

1:00 PM

- 1. Call to Order and Declaration of Quorum**
- 2. IDA Board Officer Election- Chairman & Vice Chairman, Second Vice Chairman**
  - Chairman Jeffrey Crist, Resignation Letter
- 3. Approval of the September 12, 2023 Meeting Minutes**
- 4. Public Comment on Items on the Agenda**
- 5. Project Update - Milk Factory, LLC**
  - Noah Bobrowsky, Milk Factory, LLC
- 6. Executive Director's Report**
- 7. Financial Report**
- 8. Procurement Request Discussion and Consideration for Approval**
- 8. Other Business**
  - Hudson Valley Country Club Insurance Requirements
- 9. Adjournment**
- 10. Next Regular Meeting Scheduled for Tuesday, November 14, 2023 at 1 p.m.**

The meeting shall be live-streamed and be available for viewing at the following sites:  
<https://www.facebook.com/TownofMontgomeryOfficial/>

Jeffrey D. Crist  
55 Crist Lane  
Walden, NY 12586

September 13, 2023

Dear Supervisor Ron Feller,

As a lifelong resident of the Town of Montgomery and more recently a Board Member of the Town of Montgomery Industrial Development Agency, MIDA, please accept this letter as my formal resignation from the MIDA effective today September 13, 2023. I submit this letter with the utmost respect and admiration for this Town I live in and the Board I have served on for the last 5 years.

In my life I have learned to expect change and eventually appreciate this change that is often very important and includes opportunity. I have done my best to leave the MIDA in a strong position and I see a wonderful and exciting path forward.

I want to sincerely thank our MIDA Executive Director, Felicia Kalan and the whole MIDA Board for their dedication, hard work and commitment towards the bright future and quality of life for our Town Residents!

Respectfully,  
Jeffrey Crist

CC: John Dickson, 1<sup>st</sup> Vice Chair of MIDA  
Felicia Kalan, Executive Director of MIDA



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**September 9, 2023**  
1:00 P.M.

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**PRESENT:**

Jeffrey Crist – Chairman  
J. Thomas Jones – Second Vice Chairman  
Matt Stoddard – Treasurer  
George DeClue – Member  
Robert Santo – Member  
Felicia Kalan – Executive Director TOMIDA  
Ashley Torre – Naughton & Torre LLP  
Jose Rojas – Livestream Services (Acquisitions Marketing)

**ABSENT:**

John Dickson – First Vice Chairman  
Lauren Rowley – Secretary TOMIDA

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

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**AGENDA**

1. Call to Order and Declaration of Quorum
  2. Approval of the August 8, 2023 Meeting Minutes
  3. Public Comment on Items on the Agenda
  4. Public Hearing- Hudson Valley Country Club
  5. Consideration for October Public Hearing – 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. 2024 Budget Proposal Vote
  10. Adjournment
  11. Next regular meeting of the Montgomery IDA: October 10, 2023 at 1pm
-

Jeffrey Crist: Any other thoughts board members? Anything else to consider before voting on the Resolution, comments Ashley or Felicia?

Felicia Kalan: We do have the updated cost benefit analysis for your review as well. It includes the local private benefit as well the 19 employee's salary will go back into the community as they spend those dollars so that's included on the economic benefit as is industry standard.

Jeffrey Crist: Motion to approve Approving Resolution?

A motion was made by Matthew Stoddard to approve the resolution, which was seconded by Robert Santo. All board members were in favor, none opposed, motion accepted. A vote was taken by roll call.

J. Thomas Jones – Aye  
Matthew Stoddard – Aye  
Jeffrey Crist – Aye  
Robert Santo – Aye  
George DeClue – Aye

Chairman Crist stated that 5 were in favor, 1 absent, John Dickson, motion accepted.

Steve Porath: Thank you to the Board and staff, and Orange County appreciate all the public comments appreciate the transparency not only the IDA, it's been a welcoming positive experience coming here and we are looking forward to being your neighbors here for a long-time.

5. Jeffrey Crist stated that the board would be considering an October public hearing for Hawkins Drive, LLC.

Felicia Kalan stated she had spoken to the applicant and we are just waiting for an updated application that would include a tenant.

Ashley Torre stated that the public hearing was originally going to be scheduled for this month, but then the applicant requested that it not be this month, but in October.

Jeffrey Crist stated that the public hearing had been approved in last month's minutes, just not the timing.

Ashley Torre clarified that it had originally been scheduled for September and that public hearing resolution allows for the chairman or Executive Director to set the date, unless the board is prepared and you want to tentatively set the public hearing today for October.

Jeffrey Crist stated that that makes sense at this point.

Ashley Torre stated that the motion would be to schedule the public hearing for Hawkins Drive, LLC for October 10<sup>th</sup> at 1pm or soon thereafter.

A motion was made by Robert Santo, which was seconded by George DeClue. A vote was taken by roll call.

Ashley Torre also stated that the one other thing to consider would be when the effective date of this schedule would be. J. Thomas Jones had previously proposed the start of the new year.

Jeffrey Crist stated there was some thought of why wait that long.

J. Thomas Jones added that we make sure we clear any projects that are currently under consideration so it doesn't appear that we are changing the schedule for any one project.

Ashley Torre suggested that it be made effective for any new applications received on or after September 13<sup>th</sup>.

A motion was made by George DeClue to approve the Montgomery IDA amended fee schedule and amended application form that will reflect these new fees and will clearly state that it is for applications received on or after September 13<sup>th</sup>, which was seconded by J. Thomas Jones. A vote was taken by roll call.

J. Thomas Jones – Aye  
Matthew Stoddard – Aye  
Jeffrey Crist – Aye  
Robert Santo – Aye  
George DeClue – Aye

Motion accepted.

Felicia Kalan stated that the 2024 Budget was posted and distributed. Four-year projections were included as are required to include. They are estimated projections. The finance committee decided last month on a 3% escalation. The final projected expenses for fiscal year 2023 was \$196,500 and the proposed projected expenses for next year would be \$203,500. The secretary wages have remained the same for 3-4 years so we're hoping to bump that up. Everything else is really based on the 3% or it remains the same based on projections from this year. The projected revenue for 2023-24 are very rough estimates as to not be presumptuous about projects being approved.

Ashley Torre stated that the motion would be to approve the 2024 Budget and to authorize the Executive Director to file the 2024 PARIS Budget Report.

A motion was made by Robert Santo, which was seconded by J. Thomas Jones. A vote was taken by roll call.

J. Thomas Jones – Aye  
Matthew Stoddard – Aye  
Jeffrey Crist – Aye  
Robert Santo – Aye  
George DeClue – Aye

Motion accepted.

Felicia Kalan read a letter received from Thomas Wutz, thanking the IDA and the board for the wonderful experience and valuable lessons learned during his summer fellowship.

9/12/2023 Town of Montgomery Industrial Development Agency

Public Meeting  
Tuesday, September 12, 2023

(The meeting commenced at 1:04 p.m.)

Chair Jeffrey Crist: The public hearing is now open and I'd like to welcome the project applicant up to the podium to review this project.

Lino Sciarretto : This is our third meeting with your Board we updated a couple a things on our application working with Counsel, updated the EAF and figures in the application for the Hudson Valley Country Club known as Lake Osiris, the applicant is seeking sales tax exemption only at this point.

Mr. Crist: Can you please give us a summary of the updated application for the project?

Lino Sciarretto: Yes, within the application we provided job information figures with respect to the sales tax exemption 3,731,000 sales tax exemption not to exceed 289,000 in exemptions, and updated the retention of existing jobs, and that sums of the clarification made in respect to the application. We do plan on returning back to the TMIDA as the project progresses to the next Phase.

Mr. Crist: I'd like to open the comment up to members of the public

Don Berger: The last meeting we had a discussion about the sales tax and I asked one of the Board members a question, it's not a public entity but a private course, but they said a portion for wedding venue would be open to the public. One of the board members and I got into the discussion about sales tax- is that for the entire project because we objected to that at the last meeting? I felt that it should only be applicable to what is open to the public. I'm suggesting sales tax be only for the public portion not the private portion.

Felicia Kalan: That amount is for their total project cost, not the total amount of exemption. The sales tax exemption we are giving is not local, it's county, and is the 289,000 amount. That exemption would be for the entire project.

Don Berger: Felicia, you keep mentioning it's County sales tax, that tax comes back to all municipalities, so we need to keep that in mind. Whatever the cost of it is again I'll reiterate I believe should only be for the project public section of the project, give it to that portion that's fine, but not for the whole project.

of golfers in Orange County. So, residents of the County and surrounding areas interested could apply.

Chair Crist: That would include marketing to Town of Montgomery residents, correct? So in that fact- there is a public invite- like any other business- you have to pay for what you get- so you aren't excluding Town of Montgomery residents?

Steven Porath: Absolutely not

Robert Sano: Just a question- can you fix that back parking lot?

Steve Porath: Yes that needs to be cleaned up.

Robert Santo: Yes, please put lights on it.

Tom Jones: So, the public benefit is the economic benefit not the ability to play there. We do have the ability to claw back if the 19 jobs aren't created or maintained full-time, we have the right to claw back, correct?

Steve Porath: Yes, you are giving us a benefit and we are in turn giving you our commitment to jobs created.

Jeff Crist- thank you, any other questions- I should have asked do we have any written comments?

Felicia Kalan: No, not at this time

Chair Crist: I have spoken to one of member of the Home Owners Association, he said they support this phase of the project to get it back in operating order and fixed up. I think it shows that we don't have negative comment from them.

Felicia Kalan: We have received several calls over the last few months, the applicant did a good job of answering questions residents have had so far and meeting with the Homeowners Association.

Chair Crist: Ok, I would like to make a motion to close the public hearing for Hudson Valley Country Club

Tom Jones made the motion, seconded by George Declue

Roll Call Vote:

Tom Jones- Aye  
Matt Stoddard- Aye  
Robert Santo- Aye



## **Executive Director Report September 2023**

*This report highlights the ideas, efforts and actions taken by executive staff.*

### **Key Actions:**

- 8/9- Spoke and gave a powerpoint presentation at Rotary Club on the vision of the MIDA and the current projects we have pending, and also had a Q&A time, mostly well received.
- 8/16- Attended Orange Chamber event featuring Congressman Pat Ryan with small business owners, Q & A session.
- 8/30- Met with Montgomery Business Council Randi Picarello to discuss current IDA projects, Business Council expressed need for more hotels to meet demand
- 8/30- Met with Casey McDonald of the Hudson Valley Resource Center region's only independent oncology resource organization to assist patients regardless of cancer diagnosis, income level or treatment center helping with resources, education and financial assistance.
- 8/30- Bi-monthly meeting with Valley Central School District to review current/pending projects and a general relationship building/touch-base meeting. Superintendent requested to be connected with local businesses and I'm working through making introductions.

### **Matters to take note of:**

- UNFI filed for a 1 year extension of Phase 2 with the Town Planning Board for approvals set to expire September 2023.
- TriMontgomery triathlon coming up on October 14, IDA Board voted to sponsor the event and we will be featured as a sponsor on all marketing materials.
- KCE postponed project update to next month's Board meeting
- 9/15- 2nd Annual Orange County Economic Development at SUNY Orange
- 9/20-9/21- Seed to Market Summit hosted by Hudson Valley Venture Hub/Orange County IDA; UrbanXtracts, 43 John Hicks Rd, Warwick NY
- Vision Hudson Valley Agribusiness Tour on September 22
- 2023 Fall IDA Academy Lyons Falls, New York on November 9, 9:00am-4:30 p.m.; great opportunity for incoming Board members to receive training.
- Draft 2024 IDA Budget given to Town Supervisor for 30 day review, approved budget needs to be uploaded into ABO system

### **Business Development:**

- Attending the Fall Venture Hub Pitch Competition in Kingston on September 27 to connect to local Hudson Valley tech startups.



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



Monthly Statement  
8/31/2023

Pg 2 Cont.

**MMDA MUNICIPAL (4693)**

	Checkbook Beginning Balance	\$	502,309.44
<b><u>ADD</u></b>	Interest-----	\$	362.63
		\$	362.63

**CHECKS**

\$ -

Checking Account Balance **\$ 502,672.07**

**HUDSON VALLEY COUNTRY CLUB (3062)**

	Checkbook Beginning Balance	\$	2,800.00
<b><u>ADD</u></b>			

**CHECKS**

Checking Account Balance **\$ 2,800.00**

**PUBLIC FUND- BANK CARD (2940)**

	Card Balance-----	\$	4,215.49
<b><u>ADD</u></b>			

**WITHDRAWAL**

	8/2/2023 Google-----	\$	175.16
	8/14/2023 Purchase Sign--Orange County-----	\$	45.00
		\$	220.16

Checking Account Balance **\$ 3,995.33**

**ESCROW ACCOUNT FOR HAWKINS DRIVE (3127)**

	Checkbook Beginning Balance	\$	5,000.00
<b><u>ADD</u></b>	Deposit-----		

Checking Account Balance **\$ 5,000.00**

\$	(416.50)
\$	-
\$	-
\$	-
\$	362.63
\$	(220.16)
\$	-
<hr/>	
\$	(274.03)



## Executive Director Report

This report highlights the ideas, efforts and actions taken by executive staff since the last MIDA Board meeting on September 12, 2023.

### **Meetings & Events:**

**9/13:** OC Partnership Quarterly Project Meetings at Aspire Brewing in Middletown

- Toured Aspire Brewing and met owner Sonny Patel (also owns Beer World franchise) , interested in doing other projects in the area

**9/13:** Toured Flowerhouse along with local government officials and Randi P. from Business Council, they grow recreational cannabis and send to the 23 “dispensaries” or legal places to buy around New York State

- 40 acre property growing near Wallkill River (next to Milk Factory) in Walden, also “warehouse” distribution facility on 17K
- Hot button topic, projected to be an 80 billion industry- cannabis industry” to preserve farmland in the Town of Montgomery.

**9/15:** Orange County Economic Development Summit

- Main topics centered around “placemaking”, tourism and the film industry growth in Orange County. “If people come to “play” they will come to “work” and then come to “live. The concept was essentially building up tourism/restaurant/retail is essential in economic growth planning. Orange County attraction video launched (shared with Board members).

**9/20:** Attended the “Seed to Market Summit” by Orange County Partnership hosted in Warwick, toured the former state prison that was transitioned to a Corporate Park, in partnership with the Orange County IDA and Warwick Supervisor Michael Sweeton- major tenant there is Urban Xtracts

**9/22:** Agribusiness Tour with Vision Hudson Valley, and several local community organizations.

We toured several farms and talked about the 3% retail transfer tax on commercial and residential properties they are pushing the Town of Montgomery to opt in to to help farmers preserve their land. It's essentially a “fund” administered by the Town- it would have to go through Town Board/State.

**Pending Projects Status Update:**

- Hudson Valley Country Club- final closing, local labor monitor Fellenzer Engineering
- Hawkins Drive, LLC- like to have public hearing in December
- KCE, NY 2- will come back to IDA in November, pushed back again
- Milk Factory, LLC- updated application received, final vote to be at November meeting

**THE TOWN OF MONTGOMERY  
TOWN BOARD**

**ROLL CALL VOTE**

The following was presented  
By Councilman Setteducato  
Sec'd by Councilwoman Brown  
Date of Adoption Sept. 26, 2023

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> <b>Mr. Feller</b>	√			
<i>Councilwoman</i> <b>Ms. Voss</b>	√			
<i>Councilwoman</i> <b>Ms. Brown</b>	√			
<i>Councilwoman</i> <b>Ms. Melick</b>				√
<i>Councilman</i> <b>Mr. Setteducato</b>	√			
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>1</b>

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF MONTGOMERY  
AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AN INTERMUNICIPAL  
AGREEMENT WITH THE VILLAGE OF MAYBROOK FOR THE TOWN TO  
BECOME AN OUTSIDE USER OF VILLAGE WASTEWATER TREATMENT  
SERVICES**

**WHEREAS**, the Town of Montgomery has made application to the Village of Maybrook seeking to utilize capacity at the Village Wastewater Treatment Plant for the estimated need of up to 80,000 gallons per day (the 30-day monthly average) primarily from the Town of Montgomery Sewer District 2 (“Sewer District 2”); and

**WHEREAS**, this proposed connection requires approvals from various state and local permitting jurisdictions; and

**WHEREAS**, the Town intends to compensate the Village for accepting and treating the Sewer District 2 sewage; and

**WHEREAS**, an Inter-Municipal Agreement is necessary between the Town and Village of Maybrook to provide the requested wastewater treatment services to the Town and the Town Board believes that such an agreement is in the public interest,

**WHEREAS**, municipalities are permitted to enter into such Inter-Municipal Agreements in accordance with General Municipal Law Article 5-G,

**NOW THEREFORE, IT IS HEREBY**

**RESOLVED**, that the Town Board of the Town of Montgomery hereby authorizes the Town Supervisor, or his designee, to execute a certain Inter-municipal Agreement with the Village of Maybrook to receive wastewater treatment services from the Village, which agreement shall be subject to review and approval by the Town Attorney and Town Engineer.

Project Name	Point of Contact	Email	Phone Number	Application Sent by Felicia	Application Received	Application DA Date Approved	Location of Interest	Notes Available Planning Board/County Guidance SECCB Approval Nov. October 11	DA Fee 700,000 (project resale unit/way)	Total Project Cost
ACE NY 2 LLC (Bulwag Storage)	Mark C. Bostrom		845-332-2343	Y	Y				161,000	
The MKS Factory Project	Robert M. LaPine		845-501-8272	Y	Y		Village of Montgomery		9,750	
Haystack Drive, LLC	North Brookmeyer		514-313-5333	Y	N		Village of Montgomery	Sales Tax Exemption/DA Bonds		
City Water Expansion	Jerry Jankowitz	jerryjankowitz@aol.com	845-501-5272	Y	N	8-12-23	Village of Montgomery	County Property ITX	33,951	
Hudson Valley County Club/Lake Otis	Steve Puch		845-528-4117	Y	Y		Behind Walden Savings Bank	Behind Walden Savings Bank	85,000	13 million
One Park	Nel Soid		201-354-0778	Y	N		Barco Rd	RCM is on spec, working with OP for attaching permits		
Thruway Zoning	Conor Eckart	Conor@openplanlab.org	845-218-9887	Y	N		110 Breckton Rd. (Just East of Town Hall behind NRB)	RCM will most likely not seek DA exemptions		
RCM properties- Barco Rd				Y	N		Village of Montgomery	Business Attraction Opportunity		
Yellow Flight/Galaxy Business Park	Chris Lattinick	Chris.Lattinick@yellowflight.com		Y	N		Former Landfill site	Needs Town Board approval for rezoning		
Bay/Avia, Avia Solar Projects, LLC	Howard P. Hines	Howard.P.Hines@bhvo.com	917-444-2220	Y	Y		Village of Walden	Seeking Grant Funding for Adaptive Reuse		
29 Grant Street (Surrounding Properties)	Terrell Miller/Howard Puzo			Y	Y		50 Acres near Colchester Fire Dept	Met with POC; Needs Town Board approval for rezoning		40,000 7 million
Senior Housing Project/Mixed Use	Chris LaPorta	claporta@senior.com		Y	Y					

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



**Monthly Statement  
9/30/2023**

**PUBLIC FUND MUNI (3366)**

**Orange Bank & Trust**

Checkbook Beginning Balance from last report----- \$ 17,068.40

**ADD**

Deposit-----  
\$ 17,068.40

**CHECKS**

1829 Acquisitions Marketing--6/4 meeting live stream----- \$ 1,050.00  
1831 Business Council of Greater Montgomery----- \$ 500.00

**\$ 1,550.00**  
**\$ 15,518.40**

**Checking Account Balance**

**SAILFISH ESCROW ACCT (8008)**

Checkbook Beginning Balance----- \$ 3,215.00

**ADD**

**CHECKS**

Checking Account Balance **\$ 3,215.00**

**KEY CAPTURE ENERGY (4109)**

Checkbook Beginning Balance \$ 1,840.00

**ADD:**

**CHECKS**

**\$ 1,840.00**

**Checking Account Balance**

**CITY WINERY ESCROW (4112)**

Checkbook Beginning Balance \$ 2,160.00

**ADD**

**CHECKS**

**\$ 2,160.00**

**Checking Account Balance**

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



Monthly Statement  
9/30/2023

Pg 2 Cont.

**MMDA MUNICIPAL (4593)**

	Checkbook Beginning Balance	\$	502,672.07
<b><u>ADD</u></b>	Interest-----	\$	339.48
		\$	339.48
<b><u>CHECKS</u></b>		\$	-
	Checking Account Balance	\$	503,011.55

**HUDSON VALLEY COUNTRY CLUB (3062)**

	Checkbook Beginning Balance	\$	2,800.00
<b><u>ADD</u></b>			
<b><u>CHECKS</u></b>			
	Checking Account Balance	\$	2,800.00

**PUBLIC FUND- BANK CARD (2940)**

	Card Balance-----	\$	3,995.33
<b><u>ADD</u></b>			
<b><u>WITHDRAWAL</u></b>			
9/1/2023	QB Intuit subscription-----	\$	32.44
9/1/2023	Google--subscription-----	\$	175.16
		\$	207.60
	Checking Account Balance	\$	3,787.73

**ESCROW ACCOUNT FOR HAWKINS DRIVE (3127)**

	Checkbook Beginning Balance	\$	5,000.00
<b><u>ADD</u></b>	Deposit-----		
	Checking Account Balance	\$	5,000.00



**TOWN OF MONTGOMERY  
INDUSTRIAL DEVELOPMENT AGENCY  
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**Monthly Statement  
9/30/2023**

Pg 3 Cont.

	9/30/2023		8/31/2023	
Orange Bank & Trust (3366)-----	\$ 15,518.40	\$	17,068.40	\$ (1,550.00)
Orange Bank & Trust - Sailfish Escrow Acct (8008)-----	\$ 3,215.00	\$	3,215.00	\$ -
Orange Bank & Trust Key Capture Energy Escrow (4109)-----	\$ 1,840.00	\$	1,840.00	\$ -
Orange Bank & Trust City Winery Escrow (4112)-----	\$ 2,160.00	\$	2,160.00	\$ -
Orange Bank & Trust Money Market (4593)-----	\$ 503,011.55	\$	502,672.07	\$ 339.48
Orange Bank & Trust Hudson Valley Country Club (3062)	\$ 2,800.00	\$	2,800.00	
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$ 3,787.73	\$	3,995.33	\$ (207.60)
Orange Bank & Trust - Hawkins Drive Escrow (3127)-----	\$ 5,000.00	\$	5,000.00	\$ -
<b>TOTAL</b>	<b>\$ 532,332.68</b>	<b>\$</b>	<b>533,750.80</b>	<b>\$ (1,418.12)</b>