

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 Sciarretta: 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.

Felicia Kalan: Appreciate your comments, the 19 additional jobs income tax revenue also helps to offset those costs to the county as a result of any sales tax exemption, the idea of giving the exemption is taking income from those jobs into consideration.

Don Berger: We asked the project to identify those jobs, and when they would be working. I brought up nobody golfs November-April- is that then jobs considered full-time, this Board suggested that they would identify those jobs, and when they would be working. Has that been updated?

Felicia Kalan: 19 jobs- they break it up in the application.

Robert Santo: First year full time jobs, 19 total on page 14.

Felicia Kalan: On page 14 of the application there is a table that outlines jobs.

Don Berger: Can we identify where these jobs are- the catering hall or where? Again, Jeff I mentioned I'm not against, I like sports, I like golf- but it needs to be fair that we use the word public here, public compared to private- give them what you want but make sure it's not private.

Chair Crist- Typically, projects we do encompass a public benefit, but it doesn't mean every resident has the opportunity to access it. That tie into public benefit is that the benefit to the public involves having a viable business that would help pay taxes. The club has been in a state of disrepair, Felicia and I visited a few months ago- so I have to evaluate the whole group of benefits – doesn't mean everybody can go and be a member. I would ask the applicant if they have any other thoughts on this subject?

Steve Porath: I can certainly appreciate where the questions is coming from –when giving a public benefit to a private entity on a high level, Jeff you hit the nail on the head, almost every project is private entity that pays back into the community through jobs and taxes paid- so that rationale is accurate. In respect to your question, the 19 jobs are for golf course and property maintenance, the vast majority are for the clubhouse and facilities- catering jobs weren't listed on the application those are seasonal. Without a viable golf course there is not a clubhouse or catering, that's why they are linked in that regard, wanted to echo that.

Chair Crist- Can I ask how we are going to get the original members of the club and where they might come from?

Steve Porath: We don't have them today, but former members at one point were 300 members and we were down to 50 when we acquired. Members have started to come back after seeing some work that had to be done and the investment making the club better, we are working on marketing efforts to attract new members and I can speak on behalf of the owner, until we have a product to sell, it's not fair to start attracting- we want to make it a community asset. As far as what we've seen plenty

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

George Declue- Aye  
Jeffrey Crist- Aye

Chair: With 5 in favor, 1 absent motion approved, hearing is now closed.

(The proceeding concluded at 1:29 p.m.)