



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

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

December 10, 2024

AGENDA (*Draft Agenda Subject to Change)

1:00 PM

1. Call to Order and Declaration of Quorum
2. Approval of the November 12, 2024 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Executive Director's Report
5. Milk Factory- Closing Fee Payment Plan
6. Financial Report
7. Procurement Request Discussion and Consideration for Approval
 - a. New York State EDC Annual Membership
8. Other Business
 - a. Adopt 2025 Board Meeting Schedule/Committee Meeting Schedules
 - b. Review UTEP/Mission Statement for January Vote
9. Adjournment
10. Next Regular Meeting Scheduled for January 14, 2025 at 1:00 p.m.

The meeting shall be live-streamed and be available for viewing at the following sites:

<https://acquisitionsmarketing.com/>

<https://www.facebook.com/TownofMontgomeryOfficial/>



Dear Members of the Board,

I am pleased to provide this update on key activities and developments of the past month:

Meetings & Introductions

Orange County Chamber of Commerce

I met with Heather Bell, President of the Orange County Chamber of Commerce, to explore ways the IDA can collaborate and integrate into the county's business community. I intend to join a couple Chamber committees to strengthen our engagement. Heather has been a key contact for me and has a connection to a potential project that can come to the Town but is in its very early stages so I cannot speak on any details today.

Amazon

I had an introductory meeting with Glendowlyn Thames, Amazon's Economic Development lead. It was a great introduction meeting and I plan on fostering a great working relationship with her and the team at Amazon. We are planning a site tour after the holidays, tentatively scheduled for January 9th, with Brian Maher. Board members are welcome to attend, and I will provide more details closer to the date.

Grant Application for Water and Sewer Feasibility Study

I have been working diligently with our grant writers to finalize the application for the Strategic Planning for Economic Development Grant. This effort has included outreach to local officials, the school district, and the business community for letters of support. I am happy to note the application has been successfully submitted with endorsements from key stakeholders, including:

- County Executive Steve Neuhaus
- State Senator Rob Rolison
- Assemblyman Brian Maher
- Valley Central School District
- Orange County Chamber of Commerce
- Orange County Partnership
- Business Council of Greater Montgomery
- Town of Montgomery Zoning Board

- President/CEO of Walden Savings Bank Derrick Wynkoop
-

Project Update / Business Development

Milk Factory

Ashley Torre and I met with Noah Bobrowsky and his attorney to discuss the Milk Factory project's closing details. Noah inquired about the possibility of a payment plan for closing fees. After consulting with contacts from other IDAs, I confirmed that payment plans for closing fees are feasible but subject to the Board's discretion. I have requested Noah to propose a payment structure for the board to review which I have today and we will discuss shortly.

29 Grant St. Project / Hudson Valley Mixed Use Housing Project (Hamilton Housing):

The original developer for the adaptive reuse project at 29 Grant St. in the Village of Walden has withdrawn. I connected the property's seller with Hamilton Housing, a new developer interested in the site. Hamilton Housing is now actively pursuing the purchase of the property and has expressed enthusiasm for the location.

I have met with the Town Supervisor and Village Manager to discuss the project and facilitated a meeting with the Village's grant writers to explore funding through the **Restore NY Grant**, as this is a brownfield redevelopment project. I anticipate receiving an IDA application once the developer submits to the planning board. Additionally, I am assisting in identifying other suitable locations, including properties near Scotts Corners. Updates will follow as the project progresses.

AdenBrook Business Park

Briefly spoke with the owner of Aden Brook, Nick Fitzpatrick, at the Orange County Partnership annual event. Nick stated things are starting to get in motion with the business park and that he will be reaching out to the IDA sometime in 2025.

Jacobowitz Mixed Use Housing Project 17k

Met with Jerry Jacobowitz to discuss the housing project on 17k. Jerry stated the housing will be market rate housing with mixed use commercial attached to the property. Jerry will be putting me in touch with the developer handling the project but stated they will be looking to use IDA benefits.

Marketing and Outreach

Targeting Key Site Selectors

I am working with Will at Acquisitions Media to launch an email campaign to targeted site selectors throughout the country to showcase the Town of Montgomery's business community and attract big businesses to the Town.

Networking and Events

Business Council of Greater Montgomery Breakfast

I attended a networking breakfast hosted by the Business Council of Greater Montgomery, connecting with leaders in the Montgomery business community. I plan to participate actively in the Council's initiatives, including organizing roundtable discussions to focus on Montgomery's economic development goals.

Construction Contractors Association Holiday Charity Event

Chairman John Dickson and I attended this event, which honored Make-a-Wish Hudson Valley and Hospice of Orange and Sullivan. The event was an excellent opportunity to connect with local labor leaders, contractors, and government officials while supporting worthwhile charities.

Orange County Partnership Annual Event

Chairman John Dickson and I also attended the Orange County Partnership's Annual Event, with over 600 attendees from across the county's economic development ecosystem. The event provided valuable opportunities for networking and fostering relationships that can attract businesses to Montgomery.

Food Bank Grand Opening

I was invited to attend the grand opening of the Food Bank's new facility in Montgomery. County Executive Steve Neuhaus and other county leaders were in attendance as well as Town Supervisor Steve Brescia.

Key Goals and Vision for 2025 and Beyond

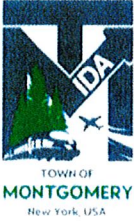
Short-Term Goals

- Close and begin construction on the Milk Factory Project
- Drive progress on ongoing projects, including 29 Grant St., Dino Park, AdenBrook Business Park, and Key Capture Energy.
- Support the water and sewer feasibility study to enable future economic development for Scotts Corners.
- Strengthen partnerships with local and regional stakeholders to align goals and resources.

Long-Term Goals

- Position Montgomery as a hub for sustainable, high-quality projects that provide long-term benefits for residents.
- Attract businesses that bring good-paying jobs and enhance the local economy.
- Support and drive infrastructure upgrades to attract advanced manufacturing and technology-driven projects, aligning with the IDA's vision for innovation and growth.
- Expand workforce housing to meet growing demands.

**Respectfully Submitted,
Vincent Rouhotas
Executive Director, Town of Montgomery IDA**



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

Monthly Statement
Orange Bank & Trust

11/30/2024

PUBLIC FUND MUNI (3366)

	Checkbook Beginning Balance from last report-----	\$	3,414.49
<u>ADD</u>	Deposit-----	\$	5,000.00
	Deposit-----	\$	10,000.00
		\$	18,414.49

CHECKS

1873	Fusion Graphix---Inv 868671-----	\$	114.99
1875	NYS Economic Dev Council---Inv. E1465-----	\$	125.00
1876	Acquisitions Marketing---Aug/Sep/Oct-----	\$	3,400.00
1877	Naughton & Torre LL, Inv 32669, 32755-----	\$	870.00
1878	Lauren Rowley---Aug/Sept/Oct-----	\$	2,250.00

	\$	6,759.99
Checking Account Balance	\$	11,654.50

SAILFISH ESCROW ACCT (8008)

	Checkbook Beginning Balance-----	\$	3,212.00
<u>ADD</u>			

CHECKS

	\$	3,212.00
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KEY CAPTURE ENERGY (4109)

	Checkbook Beginning Balance	\$	1,840.00
<u>ADD:</u>			

CHECKS

	\$	1,840.00
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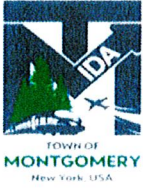
CITY WINERY ESCROW (4112)

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

CHECKS

106	Naughton & Torre LLP---Inv 32757-----		\$880.00
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	\$	1,920.00
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Monthly Statement

11/30/2024
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MMDA MUNICIPAL (4593)

	Checkbook Beginning Balance	\$	386,813.92
<u>ADD</u>	Interest-----	\$	246.94

\$ 387,060.86

CHECKS

	Town of Montgomery-----	\$	10,000.00
		\$	10,000.00

\$ 377,060.86

HUDSON VALLEY COUNTRY CLUB (3062)

	Checkbook Beginning Balance	\$	8,040.00
<u>ADD</u>			
		\$	8,040.00

CHECKS

	101 Naughton & Torre LLP---Inv 32756-----	\$	200.00
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\$ 7,840.00

PUBLIC FUND- BANK CARD (2940)

	Card Balance-----	\$	616.33
<u>ADD</u>			
		\$	616.33

WITHDRAWAL

	AW Google-----	\$	233.55
	AW BCGM Charge-----	\$	20.00

\$ 253.55

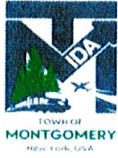
\$ 362.78

ESCROW ACCOUNT FOR HAWKINS DRIVE (3127)

	Checkbook Beginning Balance	\$	3,160.00
<u>ADD</u>			

CHECKS

\$ 3,160.00



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Monthly Statement

11/30/2024

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	CURRENT		LAST MEETING		CHANGE
	11/30/2024		10/31/2024		
Orange Bank & Trust (3366)-----	\$ 11,654.50	\$	3,414.49	\$	8,240.01
Orange Bank & Trust - Sailfish Escrow Acct (8008)-----	\$ 3,212.00	\$	3,212.00	\$	-
Orange Bank & Trust Key Capture Energy Escrow (4109)----	\$ 1,840.00	\$	1,840.00	\$	-
Orange Bank & Trust City Winery Escrow (4112)-----	\$ 1,920.00	\$	2,800.00	\$	(880.00)
Orange Bank & Trust Money Market (4593)-----	\$ 377,060.86	\$	386,813.92	\$	(9,753.06)
Orange Bank & Trust Hudson Valley Country Club (3062)	\$ 7,840.00	\$	8,040.00	\$	(200.00)
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$ 362.78	\$	616.33	\$	(253.55)
Orange Bank & Trust - Hawkins Drive Escrow (3127)-----	\$ 3,160.00	\$	3,160.00	\$	-
TOTAL	\$ 407,050.14	\$	409,896.74	\$	(2,846.60)