



MONTGOMERY
COUNTY NY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Meeting Notice

TO: Agency Members
FROM: Kenneth F. Rose, Chief Executive Officer
DATE: January 8, 2018
RE: Audit Committee and MCIDA

The organizational and regular meeting of the Montgomery County Industrial Development Agency is scheduled for Thursday, January 11, 2018 at 4:30 p.m. at the Old County Courthouse, 9 Park Street, Fonda, NY. A **Governance Committee Meeting** will be held at 4:00 P.M. prior to the organizational meeting.

Please call Michele at 853-8334 between 8:30 a.m. and 4:00 p.m. if you have any question

cc: A. Joseph Scott, III, Esq.
Montgomery Co. Legislature
AIDA Members
DPW
The Recorder
The Leader Herald
Daily Gazette

Montgomery County Industrial Development Agency
Meeting
January 11, 2018

AGENDA

- I. Call to Order
- II. Minutes-October 25, 2017
 - A. Regular Board Meeting
- III. Communications
- IV. Public Comments
- V. Chair's Report
- VI. Director's Report
 - A. Staff Reports
 - B. Year End Project Monitoring Update
 - C. Annual Report
- VII. Financial Report
 - A. Revolving Loan Fund
 - B. Financial Report
 - i. 2017 Audit Schedule
- VIII. Marketing Report
- IX. Unfinished Business
- IX. New Business
 - A. Annual Board of Directors Evaluation- Action Item
 - B. Financial and Gift Disclosure Forms
 - C. County Administrative Services-Action Item
 - D. KCG Development Project Update-Action Item
 - E. Florida Business Park Extension Updates
- X. Adjournment

**Montgomery County Industrial Development Agency Meeting
October 25, 2017
Meeting Minutes**

MEMBERS PRESENT:

Robert Hoefs, Chairman
John McGlone, Vice-Chair
Robert Harris, Treasurer
Carol Shineman, Member
Mark Kowalczyk, Member

STAFF MEMBERS PRESENT:

Kenneth F. Rose, Chief Executive Officer
Karl Gustafson, Grant Assistant
Christopher Martell, Esq., Agency Counsel

ABSENT:

Sheila Snell, Chief Financial Officer
Michele Pawlik, ED Program Asst.
Mathew Beck, Secretary

OTHERS:

Roy Dimond, Chairman of the Legislature

I. Call to Order

The meeting was called to order by Chairman, Robert Hoefs at 4:30 P.M.

II. Minutes

Motion was made by John McGlone, seconded by Robert Harris to approve the IDA regular meeting minutes of August 10, 2017. All members present were in favor.

III. Communications

There were no communications to report.

Motion was made by Robert Harris, seconded by Carol Shineman to enter into executive session at 4:33 pm to discuss sale of property to a particular person and/or corporation. All members present were in favor.

Motion was made by Carol Shineman, seconded by Mark Kowalczyk to adjourn executive session at 4:52 pm. All members present were in favor. No action was taken in Executive Session.

IV. Public Comments

There were no public comments.

V. Chair's Report

There was no Chair report

VI. Director's Report

A. Staff Reports

Mr. Rose indicated that the staff reports were included in the packet, and to inquire directly with the appropriate staff member if there were any questions.

B. Marketing Report

Mr. Rose indicated that Michele Pawlik was not in attendance and if anyone had any questions on the quarterly marketing report, they should contact her directly. Mr. Rose indicated that staff has started using a tracking system for any new companies or any companies we are working with and the status of each of those.

VII. Financial Report

IDA Financial report

Mr. Rose stated that the financial report was included in the board packet for review and there was nothing out of the ordinary.

Revolving Loan Fund

Mr. Rose stated that the revolving loan fund report was included in the board packet for review. Mr. Rose informed the Board that the loan with Lee's Shops at Wagner's Square closed earlier in the month.

VIII. Unfinished Business

There was no Unfinished Business to report.

IX. New Business

A. Exit 29 Redevelopment (Debris Removal Bid Award)-Action Items

Mr. Rose stated that the County received several bids for the debris removal and air monitoring for the Exit 29 site. Mr. Rose indicated that the NRC from Syracuse, /bid came in at \$299,985 for the debris clean up. Labella Associates bid came in at \$3,978.50 for air monitoring. Both companies shall not exceed this price. This total amount is over the \$300,000 grant that the IDA received from National Grid's Brownfield Redevelopment Program. The difference of \$4,000 would need to be covered by the IDA and the total grant of \$300,000 could be reimbursed when a total of \$1.5 million is spent on the project.

The following resolution was offered by Carol Shineman, seconded by Robert Harris, to wit:

Resolution No. 17-20

**RESOLUTION AWARDING DEBRIS CLEAN UP AND AIR MONITORING
CONTRACTS-EXIT 29 REDEVELOPMENT PROJECT**

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES

Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Carol Shineman	VOTING	YES
Mark Kowalczyk	VOTING	YES

The foregoing Resolution No. 17-20 was thereupon declared duly adopted.

B. STJ Forest Project LLC

The Agency was approached by STJ Forest Project LLC in Fultonville in relation to purchasing approximately 2 acres of property in the Glen Canal View Business Park for the purposes of expanding their Grade Sawing Hardwood Lumber Business.

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk, to wit:

Resolution No. 17-21

RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO ENTER INTO AN OPTION AGREEMENT WITH STJ FOREST PRODUCTS LLC.-GLEN CANAL VIEW BUSINESS PARK

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Carol Shineman	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES

The foregoing Resolution No. 17-21 was thereupon declared duly adopted.

C. Archeological Review of north side property in the Florida Business Park Extension

Mr. Rose discussed that since the Dollar General project is now well under construction that focus should turn back to some outstanding environmental work in relation to the remaining 67 acres of property in the Florida Business Extension. Some of the outstanding work relates to further archeological and wetlands work in addition to being responsive with concept drawings for various leads that are received for the property.

The following resolution was offered by Mark Kowalczyk, seconded by Carol Shineman to wit:

Resolution No. 17-22

RESOLUTION AUTHORIZING CONTRACT FOR ENGINEERING SERVICES-FLORIDA PARK EXTENSION (NORTHSIDE)

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Carol Shineman	VOTING	YES
Mark Kowalczyk	VOTING	YES

The foregoing Resolution No. 17-22 was thereupon declared duly adopted.

D. 2018 IDA Budget

Motion was made by John McGlone, and seconded by Mark Kowalczyk to accept the 2018 IDA Budget as presented. All those present were in favor.

E. Brand Evaluation Study

Mr. Rose stated that the resolution was to authorize Northstar Destination Strategies to conduct a Brand Evaluation Study as it relates to the effectiveness of the County’s 2 year branding effort. The study would cost roughly \$13,000 and would be undertaken in the summer of 2018.

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk to wit:

Resolution 17-23

RESOLUTION AUTHORIZING CONTRACT FOR BRAND EVALUATION STUDY-NORTH STAR DESTINATIONS STRATEGIES, INC.

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Carol Shineman	VOTING	YES
Mark Kowalczyk	VOTING	YES

The foregoing Resolution No. 17-23 was thereupon declared duly adopted.

X. Adjournment

A motion was made by Carol Shineman, seconded Robert Harris to adjourn the meeting at 5:45 pm. All members present were in favor.

Respectfully submitted

Karl Gustafson
Grant Assistant

Attachments: Resolution No. 17-20, 17-21, 17-22, 17-23

**RESOLUTION AWARDING DEBRIS CLEAN UP AND AIR MONITORING
CONTRACTS-EXIT 29 REDEVELOPMENT PROJECT**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by Carol Shineman, seconded by Robert Harris, to wit:

Resolution No. 17-20

**RESOLUTION AWARDING DEBRIS CLEAN UP AND AIR MONITORING
CONTRACTS-EXIT 29 REDEVELOPMENT PROJECT**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to

improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency in support of its underlying mission established the Industrial Site Redevelopment Program through Resolution 15-15, and

WHEREAS, a strong focus of the program to date has been on the Exit 29 Redevelopment project at the former Beech Nut Nutrition Facility, and

WHEREAS, the Agency recently received a \$300,000 grant through National Grid, and

WHEREAS, the Montgomery County has recently foreclosed on the site due to delinquent taxes and is now the owner of said site, and

WHEREAS, in order to further the redevelopment and clean up of said site the Agency released Bids for Debris Clean Up and Air Monitoring of said debris on October 13, and

WHEREAS, said Bids were due October 25th at 11:00, and

WHEREAS, said Bids were reviewed by staff and Russ Reeve's Engineering, the Agency's Engineer on this project, for

RESOLVED, that the Agency hereby awards the Bid for Debris Clean up to NRC NY Environmental Services, Inc. 6392 Deere Road, Syracuse, NY for an amount not to exceed \$299,985, and

FURTHER RESOLVED, the Agency hereby awards the Bid for Air Monitoring to Labella Associates, 25 Delaware Avenue, Delmar, NY for and amount not to exceed \$3,978.50.

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES

Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-20 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT
AGENCY TO ENTER INTO AN OPTION AGREEMENT WITH STJ FOREST PRODUCTS
LLC.-GLEN CANAL VIEW BUSINESS PARK**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk, to wit:

Resolution No. 17-21

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT
AGENCY TO ENTER INTO AN OPTION AGREEMENT WITH STJ FOREST PRODUCTS LLC.-
GLEN CANAL VIEW BUSINESS PARK**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, civic, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the

job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency is the owner of certain real property located at and more commonly known as Park Drive, Town of Glen, County of Montgomery, and State of New York, which is tax parcel number 52.-4-1.2 consisting of approximately 15.8 acres; and

WHEREAS, STJ Forest Products, LLC (the “Company”) is interested in 2 acres of said property and these 2 acres shall be considered as the (“Option Property”); and

WHEREAS, the Agency desires to facilitate the development of the Option Property by entering into an option agreement (the “Option Agreement”) with STJ Forest Products, LLC. (the “Company”) that will provide the Company with the option to purchase the Option Property at a purchase price of \$10,000 (the “Purchase Price”); and

WHEREAS, under the terms of the proposed Option Agreement, the Company would pay the Agency a non-refundable option payment of \$1,000 (the “Option Payment”) that would be credited against the Purchase Price if and when the Company decided to exercise its option under the Option Agreement;

WHEREAS, the execution and delivery of the Option Agreement is hereinafter referred to as the “Project”; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The undertaking of the Project constitutes a “project,” as such term is defined in the Act; and

(C) The undertaking of the Project will promote the job opportunities, general prosperity and economic welfare of the citizens of Montgomery County, New York and the State of New York and improve their standard of living.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) execute and deliver the Option Agreement, in substantially the form presented at this meeting, with modifications or revisions approved by the Agency Chairman and the Agency Counsel, (B) direct the Chief Executive Officer and the Agency Counsel to take the necessary steps to undertake the Project, and (C) authorize the Chairman (or Vice Chairman) to execute, from time to time, with the advice and direction of the Chief Executive Officer and the Agency counsel, the documents necessary to undertake the Project; provided, however, that such determination is contingent upon (1) compliance with SEQRA, (2) compliance with the Public Authorities Accountability Act, (3) compliance with the terms and conditions contained in the Option Agreement, and (4) approval by the Agency Chairman (or Vice Chairman), the Agency Chief Executive Officer and the Agency Counsel with the form and terms of the contract for sale providing for the conveyance of the Option Property.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairman (or Vice Chairman or Chief Executive Officer) of the Agency is hereby authorized to execute and deliver the Option Agreement, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof present to this meeting, with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman or Chief Executive Officer) to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

Section 5. The Company is hereby authorized to conduct such environmental engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Agency to make its final determination whether to approve any development of the Option Property, and the company is further authorized to advance such funds as may be necessary for such purpose; provided, however, that such authorization shall not entitle or permit the Company to commence any development of the Option Property unless and until the Agency shall determine to proceed with any development of the Option Property following a determination by the Agency that all requirements of SEQRA that relate to the Project. This Resolution constitutes a determination of compliance with technical requirements within the meaning of Section 617.5(c)(18) of SEQRA and does not

constitute, and shall not be deemed to constitute, either an approval by the Agency of any development of the Option Property for the purposes of SEQRA or a commitment by the Agency to grant any financial assistance with respect to the Project except upon satisfaction of the requirements of SEQRA.

Section 6. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-21 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING CONTRACT FOR ENGINEERING SERVICES-
FLORIDA PARK EXTENSION (NORHTSIDE)**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by Mark Kowalczyk, seconded by Carol Shineman, to wit:

Resolution No. 17-22

**RESOLUTION AUTHORIZING CONTRACT FOR ENGINEERING SERVICES-FLORIDA
PARK EXTENSION (NORTHSIDE)**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health,

general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Montgomery County Industrial Development Agency is in the process of on-going development of the Florida Business Park Extension in the Town of Florida, and

WHEREAS, per Resolution 07-46 the MCIDA has a contract with John M. McDonald Engineering, P.C. in relation to engineering, environmental and other permitting work associated with the such development, and

WHEREAS, Dollar General Distribution Center has committed to and is developing all of the land on the South Side of 5S within in the Park, and

WHEREAS, further permitting is necessary for the development of the north side of the Business Park across from Dollar General to make the site shovel ready and more marketable, and

WHEREAS, it is felt that for administrative and accounting purposes it would be beneficial to enter into a new separate contract for the on-going and remaining development work on the north side of the Park,

RESOLVED, the Agency hereby approves a contract with John M. McDonald Engineering, P.C. for an amount up to \$50,000 for environmental, engineering and other work associated with the Florida Business Park Extension north side, and

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-22 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING CONTRACT FOR BRAND EVALUATION
STUDY-NORTH STAR DESTINATIONS STRATEGIES, INC.**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk, to wit:

Resolution No. 17-23

**RESOLUTION AUTHORIZING CONTRACT FOR BRAND EVALUATION STUDY-
NORTH STAR DESTINATIONS STRATEGIES, INC.**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health,

general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, per Resolution No. 13-07 the MCIDA hired North Star Destination Strategies, Inc. to undertake a comprehensive Branding Initiative for the County, and

WHEREAS, it has been over two years since the MCIDA and County have implemented various aspects of the Branding Report developed by North Star Destination Strategies, Inc., and

WHEREAS, one of the key follow up activities per the Branding Initiative is to gauge the success of the branding initiative and in order to do that it is critical to utilize the same techniques and audiences that were surveyed in for the initial brand report, and

WHEREAS, North Star Destination Strategies, Inc. provided a cost estimate in relation to undertaking the Brand Evaluation follow up to take place in 2018,

RESOLVED, the Agency hereby approves a contract with North Star Destination Strategies, Inc for an amount up to \$13,000 to undertake a Consumer Awareness and Perception Study, Community Survey and Brand Barometer and Digital Brand Audit, and

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-23 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AWARDING DEBRIS CLEAN UP AND AIR MONITORING
CONTRACTS-EXIT 29 REDEVELOPMENT PROJECT**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by Carol Shineman, seconded by Robert Harris, to wit:

Resolution No. 17-20

**RESOLUTION AWARDING DEBRIS CLEAN UP AND AIR MONITORING
CONTRACTS-EXIT 29 REDEVELOPMENT PROJECT**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to

improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Agency in support of its underlying mission established the Industrial Site Redevelopment Program through Resolution 15-15, and

WHEREAS, a strong focus of the program to date has been on the Exit 29 Redevelopment project at the former Beech Nut Nutrition Facility, and

WHEREAS, the Agency recently received a \$300,000 grant through National Grid, and

WHEREAS, the Montgomery County has recently foreclosed on the site due to delinquent taxes and is now the owner of said site, and

WHEREAS, in order to further the redevelopment and clean up of said site the Agency released Bids for Debris Clean Up and Air Monitoring of said debris on October 13, and

WHEREAS, said Bids were due October 25th at 11:00, and

WHEREAS, said Bids were reviewed by staff and Russ Reeve's Engineering, the Agency's Engineer on this project,

RESOLVED, that the Agency declares that the debris clean up project and air monitoring is considered a Type 2 Action under SEQR as there is an Administrative Agreement and Order on Consent for a Removal Action in relation to said debris between Montgomery County and the Environmental Protection Agency, and

FURTHER RESOLVED, that the Agency hereby awards the Bid for Debris Clean up to NRC NY Environmental Services, Inc. 6392 Deere Road, Syracuse, NY for an amount not to exceed \$299,985, and

FURTHER RESOLVED, the Agency hereby awards the Bid for Air Monitoring to Labella Associates, 25 Delaware Avenue, Delmar, NY for and amount not to exceed \$3,978.50.

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-20 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT
AGENCY TO ENTER INTO AN OPTION AGREEMENT WITH STJ FOREST PRODUCTS
LLC.-GLEN CANAL VIEW BUSINESS PARK**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk, to wit:

Resolution No. 17-21

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT
AGENCY TO ENTER INTO AN OPTION AGREEMENT WITH STJ FOREST PRODUCTS LLC.-
GLEN CANAL VIEW BUSINESS PARK**

WHEREAS, the Agency is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, civic, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the

job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Agency is the owner of certain real property located at and more commonly known as Park Drive, Town of Glen, County of Montgomery, and State of New York, which is tax parcel number 52.-4-1.2 consisting of approximately 15.8 acres; and

WHEREAS, STJ Forest Products, LLC (the “Company”) is interested in 2 acres of said property and these 2 acres shall be considered as the (“Option Property”); and

WHEREAS, the Agency desires to facilitate the development of the Option Property by entering into an option agreement (the “Option Agreement”) with STJ Forest Products, LLC. (the “Company”) that will provide the Company with the option to purchase the Option Property at a purchase price of \$10,000 (the “Purchase Price”); and

WHEREAS, under the terms of the proposed Option Agreement, the Company would pay the Agency a non-refundable option payment of \$1,000 (the “Option Payment”) that would be credited against the Purchase Price if and when the Company decided to exercise its option under the Option Agreement;

WHEREAS, the execution and delivery of the Option Agreement is hereinafter referred to as the “Project”; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) The undertaking of the Project constitutes a “project,” as such term is defined in the Act; and

(C) The undertaking of the Project will promote the job opportunities, general prosperity and economic welfare of the citizens of Montgomery County, New York and the State of New York and improve their standard of living.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (A) execute and deliver the Option Agreement, in substantially the form presented at this meeting, with modifications or revisions approved by the Agency Chairman and the Agency Counsel, (B) direct the Chief Executive Officer and the Agency Counsel to take the necessary steps to undertake the Project, and (C) authorize the Chairman (or Vice Chairman) to execute, from time to time, with the advice and direction of the Chief Executive Officer and the Agency counsel, the documents necessary to undertake the Project; provided, however, that such determination is contingent upon (1) compliance with SEQRA, (2) compliance with the Public Authorities Accountability Act, (3) compliance with the terms and conditions contained in the Option Agreement, and (4) approval by the Agency Chairman (or Vice Chairman), the Agency Chief Executive Officer and the Agency Counsel with the form and terms of the contract for sale providing for the conveyance of the Option Property.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairman (or Vice Chairman or Chief Executive Officer) of the Agency is hereby authorized to execute and deliver the Option Agreement, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof present to this meeting, with such changes, variations, omissions and insertions as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman or Chief Executive Officer) to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

Section 5. The Company is hereby authorized to conduct such environmental engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary or convenient to enable the Agency to make its final determination whether to approve any development of the Option Property, and the company is further authorized to advance such funds as may be necessary for such purpose; provided, however, that such authorization shall not entitle or permit the Company to commence any development of the Option Property unless and until the Agency shall determine to proceed with any development of the Option Property following a determination by the Agency that all requirements of SEQRA that relate to the Project. This Resolution constitutes a determination of compliance with technical requirements within the meaning of Section 617.5(c)(18) of SEQRA and does not

constitute, and shall not be deemed to constitute, either an approval by the Agency of any development of the Option Property for the purposes of SEQRA or a commitment by the Agency to grant any financial assistance with respect to the Project except upon satisfaction of the requirements of SEQRA.

Section 6. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-21 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING CONTRACT FOR ENGINEERING SERVICES-
FLORIDA PARK EXTENSION (NORHTSIDE)**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by Mark Kowalczyk, seconded by Carol Shineman, to wit:

Resolution No. 17-22

**RESOLUTION AUTHORIZING CONTRACT FOR ENGINEERING SERVICES-FLORIDA
PARK EXTENSION (NORTHSIDE)**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health,

general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Montgomery County Industrial Development Agency is in the process of on-going development of the Florida Business Park Extension in the Town of Florida, and

WHEREAS, per Resolution 07-46 the MCIDA has a contract with John M. McDonald Engineering, P.C. in relation to engineering, environmental and other permitting work associated with the such development, and

WHEREAS, Dollar General Distribution Center has committed to and is developing all of the land on the South Side of 5S within in the Park, and

WHEREAS, further permitting is necessary for the development of the north side of the Business Park across from Dollar General to make the site shovel ready and more marketable, and

WHEREAS, it is felt that for administrative and accounting purposes it would be beneficial to enter into a new separate contract for the on-going and remaining development work on the north side of the Park,

RESOLVED, the Agency hereby approves a contract with John M. McDonald Engineering, P.C. for an amount up to \$50,000 for environmental, engineering and other work associated with the Florida Business Park Extension north side, and

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-22 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING CONTRACT FOR BRAND EVALUATION
STUDY-NORTH STAR DESTINATIONS STRATEGIES, INC.**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on Wednesday, October 25, 2017, 2017 at 4:30 P.M.

The meeting was called to order by the Chair and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chairman
John McGlone	Vice-Chair
Robert Harris	Treasurer
Mark Kowalczyk	Member
Carol Shineman	Member

ABSENT:

Sheila Snell	Chief Financial Officer
Michele Pawlik	Ec. Dev. Program Assistant
Matthew Beck	Secretary

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Karl Gustafson, Jr.	Grant Assistant
Christopher Martell, Esq.	Agency Counsel

The following resolution was offered by John McGlone, seconded by Mark Kowalczyk, to wit:

Resolution No. 17-23

**RESOLUTION AUTHORIZING CONTRACT FOR BRAND EVALUATION STUDY-
NORTH STAR DESTINATIONS STRATEGIES, INC.**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health,

general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, per Resolution No. 13-07 the MCIDA hired North Star Destination Strategies, Inc. to undertake a comprehensive Branding Initiative for the County, and

WHEREAS, it has been over two years since the MCIDA and County have implemented various aspects of the Branding Report developed by North Star Destination Strategies, Inc., and

WHEREAS, one of the key follow up activities per the Branding Initiative is to gauge the success of the branding initiative and in order to do that it is critical to utilize the same techniques and audiences that were surveyed in for the initial brand report, and

WHEREAS, North Star Destination Strategies, Inc. provided a cost estimate in relation to undertaking the Brand Evaluation follow up to take place in 2018,

RESOLVED, the Agency hereby approves a contract with North Star Destination Strategies, Inc for an amount up to \$13,000 to undertake a Consumer Awareness and Perception Study, Community Survey and Brand Barometer and Digital Brand Audit, and

FURTHER RESOLVED, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

FURTHER RESOLVED, this Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Robert Hoefs	VOTING	YES
John McGlone	VOTING	YES
Robert Harris	VOTING	YES
Matthew Beck	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Carol Shineman	VOTING	YES

The foregoing Resolution No. 17-23 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on October 25, 2017, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of October, 2017.

(SEAL)

(Assistant) Secretary



January 2, 2018

Mr. Kenneth F. Rose
CEO
Montgomery County IDA
Old County Courthouse
PO Box 1500
Fonda, NY 12068

Subject: Notification of Initial Allocation

Dear Mr. Rose:

I am pleased to inform you that, pursuant to the Private Activity Bond Allocation Act of 2016, your initial allocation for calendar year 2018 is \$1,412,145. This allocation is based upon the formula prescribed in Chapter 82, Laws of 2016, utilizing the most recent official population estimates of the U.S. Bureau of the Census.

If you have any questions or need additional information, please feel free to contact George LaPointe at george.lapointe@esd.ny.gov or (518)292-5307.

Sincerely yours,

Howard Zemsky
President & CEO, Empire State Development
Commissioner, NYS Department of Economic Development



MONTGOMERY COUNTY

BUSINESS DEVELOPMENT CENTER

2017-2018 STRATEGIC MARKETING PLAN

Marketing Plan Progress Report- Quarterly Report Sample



- **Achievements**

- Press Release: MCIDA Loan Approval for Lee Shops at Wagner’s Square, Public Workshop for the Downtown Amsterdam Multimodal Center Study
- Increased awareness on SM by 18% M/M
- Focus on Business: December: Liberty Fresh Market, January: Lee Shops
- Grand openings: Ashley Homestore and The Sentinel of Amsterdam
- MCBDC 2017 Agriculture Video.
- Singed contact with Northstar
- Attending FMCC Internship Fair.

- **Upcoming (0-30 Days)**

- Working on expanding MCIDA/MCBDC strategic marketing efforts to attract new businesses and to continue assisting existing businesses to grow.
- Working on “On Screen Media” advertisings.
- Working on Case Studies for MCBDC Website.

- **Upcoming (31-60 Days)**

- Participate in promotional events and conferences on Exit 29 redevelopment
- Sending Outreach letters.

- **Risks**

- Governance List - Keep messaging the same between the County and the Chamber
- StateBook- messaging with the data
- Twitter, not as many followers as we would like to see

- **Escalations**

- Coordination with CE and others to raise awareness of leveraging SM opportunities
- Highlight risks of potential dilution of branding efforts through variance/underplay of message

KPI Reporting-Baseline



Social Media Performance Indicators (Unique Instance)

KPI	2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
MCBDC Website	580	570	600	620	630
MCW Website	574	436	500	515	530
LinkedIn Followers	775	800	800	800	800
Twitter Followers	0	0	20	36	49
Facebook	600	650	700	784	846
Video	90	50	55	62	163

Awareness/Perception

KPI	2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Authored Content	12	3	4	5	4
Media Coverage MCBDC related	20	6	8	4	10
Media Coverage, All County	30	6	21	20	19
Regional w/reference	35	0	3	3	4

KPI Reporting Baseline

- Investment Conversion



MONTGOMERY
COUNTY
BUSINESS DEVELOPMENT CENTER
Made of Something Stronger

Investment Conversion					
KPI	2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Inquiries		2	2	5	3
Loan and Assistance Efforts		0	2	1	1
Site Visit	7	4	0	2	0
New Development	1	0	0	0	0



Reference

- North Star Destination Strategies Branding Report (March 2015)
- MCBDC Website: <http://www.mcbdc.org/>
- MCW Website: <http://www.montgomerycountyworks.org/>
- LinkedIn Followers: www.linkedin.com/company/montgomery-county-department-of-economic-development-and-planning?trk=company_logo
- Twitter Followers: www.twitter.com/MCBDCStronger
- Statebook: <https://statebook.com/>
- Facebook: www.facebook.com/Montgomery-County-Business-Development-Center-253790197993488/timeline
- MCBDC YouTube Channel: <https://www.youtube.com/channel/UCb2ADujEdFITWfxncGkpuRQ>

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT AGENCY CHAIRMAN TO SIGN AND ENTER INTO CONTRACT
FOR ADMINISTRATIVE AND STAFF SUPPORT SERVICES,**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on January 11, 2018.

The meeting was called to order by the Chairman Hoefs and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chair
John McGlone	Vice-Chair
Robert Harris	Treasurer
Matthew Beck	Secretary
Mark Kowalczyk	Member
Carol Shineman	Member
John Snyder	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Michele Marzullo	Ec. Dev. Program Assistant
Karl Gustafson, Jr.	Grant Assistant
Andrew Santillo	Staff Assistant
A. Joseph Scott, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____ to wit:

Resolution No. 18-02

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT AGENCY CHAIRMAN TO SIGN AND ENTER INTO CONTRACT
FOR ADMINISTRATIVE AND STAFF SUPPORT SERVICES, UPON COUNTY
APPROVAL**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of

the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnished of industrial, manufacturing, warehouse, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, Montgomery County Industrial Development Agency is desirous of retaining the Montgomery County Economic Development Department for administrative and staff support services per the attached contract and scope of services,

RESOLVED, that Montgomery County Industrial Development Agency, following review and approval by the Agency Attorney, hereby authorizes the Chairman to sign and enter into a contract with Montgomery County for administrative and support services for a period of January 1, 2018 to December 31, 2018.

FURTHER RESOLVED, the amount set for this service will be \$17,500.

The question of the adoption of the foregoing resolution was duly put to a vote upon roll call, which resulted as follows:

Robert Hoefs	VOTING
John McGlone	VOTING
Robert Harris	VOTING
Matthew Beck	VOTING
Mark Kowalczyk	VOTING
Carol Shineman	VOTING
John Snyder	VOTING

The foregoing Resolution No. 18-02 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on January 11, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 11th day of January, 2018.

(SEAL)

(Assistant) Secretary

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT AGENCY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH
KCG DEVELOPMENT**

A meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Montgomery County Industrial Development Agency located at the Old County Courthouse, 9 Park Street, Fonda, New York on January 11, 2018.

The meeting was called to order by the Chairman Hoefs and, upon roll being called, the following members of the Agency were:

PRESENT:

Robert Hoefs	Chair
John McGlone	Vice-Chair
Robert Harris	Treasurer
Matthew Beck	Secretary
Mark Kowalczyk	Member
Carol Shineman	Member
John Snyder	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Michele Marzullo	Ec. Dev. Program Assistant
Karl Gustafson, Jr.	Grant Assistant
Andrew Santillo	Staff Assistant
A. Joseph Scott, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____ to wit:

Resolution No. 18-03

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT AGENCY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH
KCG DEVELOPMENT**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General

Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnished of industrial, manufacturing, warehouse, commercial, research, recreation and civic facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Montgomery County Industrial Development Agency has been working with KCG Development and the City of Amsterdam on a multi-use project for the former Chalmers Site; and

WHEREAS, the Montgomery County Industrial Development Agency applied for and received a \$1 Million grant through Empire State Development to help in with the development of this project; and

WHEREAS, in order to memorialize the conditions and responsibilities of each party as it relates to this project a Development Agreement should be drafted;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby determines to (A) enter into a Development Agreement with KCG Development, LLC. ("Company") for the purposes of memorializing the roles and responsibilities of the Agency and Company as it relates to the proposed multi-use project for the Chalmers Site. ,

Section 2. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote upon roll call, which resulted as follows:

Robert Hoefs	VOTING
John McGlone	VOTING
Robert Harris	VOTING
Matthew Beck	VOTING

Mark Kowalczyk	VOTING
Carol Shineman	VOTING
John Snyder	VOTING

The foregoing Resolution No. 18-03 was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF MONTGOMERY)

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on January 11, 2018, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 11th day of January, 2018.

(SEAL)

(Assistant) Secretary