

**Montgomery County Industrial Development Agency Meeting  
May 9, 2019  
Meeting Minutes**

**MEMBERS PRESENT:**

John McGlone, Chairman  
Matthew Beck, Vice Chair  
Robert Harris, Treasurer  
Carol Shineman, Secretary  
Amanda Auricchio, Esq., Member  
Laurie Weingart, Member

**STAFF MEMBERS PRESENT:**

Kenneth F. Rose, Chief Executive Officer  
Sheila Snell, Chief Financial Officer  
Andrew Santillo, Staff Assistant  
Vincenzo Nicosia, Economic Dev. Specialist  
Karl Gustafson, Jr., Grant Assistant  
Alex Kuttesch, Senior Planner (GIS)  
Christopher Canada, Esq., Agency Counsel

**ABSENT:**

Mark Kowalczyk, Member

**OTHERS PRESENT:**

Robert Purtell, Eco. Dev. Committee Chairman  
Kevin Lane, Carolina Clubs  
John Hutchinson  
Keddy Chandran, NextEra Energy Resources, LLC.  
Tom Georgia

**I. Call to Order**

The meeting was called to order by Chairman McGlone at 4:30 p.m.

**II. Minutes**

Motion was made by Matthew Beck, seconded by Robert Harris, to approve the minutes from the Audit Committee meeting of March 14, 2019. All members present were in favor.

Motion was made by Matthew Beck, seconded by Robert Harris, to approve the minutes from the Governance Committee meeting of March 14, 2019. All members present were in favor.

Motion was made by Robert Harris, seconded by Matthew Beck, to approve the IDA regular meeting minutes from March 14, 2019. All members present were in favor.

**III. Communications**

There was no communications.

**IV. Public Comments**

Keddy Chandran, from NextEra Energy Resources, LLC., addressed the board with the benefits of solar energy projects. He states that NextEra wants to and is working with members of the community to engage and deliver economic value to this region and the surrounding areas. Mr. Chandran states that NextEra Energy is the largest wind, solar & energy storage company in North America, operating in 36 states and Canada and he wants to find out how NextEra can be a positive influence here.

Chairman McGlone informed members that while the IDA board has recently gained experience with solar projects, currently there is a moratorium in place, but the board is committed to bringing that to closure and providing framework for these projects moving forward.

Tom Georgia stated that NextEra has asked for his support because of his activity in the community. Mr. Georgia states that he has lives in Tribes Hill for 20 years, been a fireman for 20 years and organized many activities in the local community. Mr. Georgia has been requested by NextEra to help organize and get people together so they can ask questions about these projects and get the facts firsthand, not from others. He says if anyone has questions about any proposed projects they can call Keddy or call him and they'll do their best to explain the facts.

Motion was made by Chairman McGlone to close public comment. All members present were in favor.

## **V. Chair's Report**

Chairman McGlone welcomed the newest IDA board member, Laurie Weingart. Chairman McGlone states that Ms. Weingart lives in St. Johnsville and runs a business that operates throughout Montgomery County.

## **VI. Director's Report**

### **A. Staff Reports**

Mr. Ken Rose points out to the board the information in their packet about StateBook International, which has been part of the Economic Development website for the past few years. This product allows you to put available properties, industrials based sites, commercial sites, along with potential vacant land on a site that is used by site selectors to find potential places to locate their business. It also provides detailed demographic data on the County that are critical in site selection.

Mr. Rose says that our current membership is up for renewal and tells the board that prior staff has put a tremendous amount of time into developing our profile and keeping it updated. StateBook also has a couple of new features that they want to show the board.

Over the past two years, the cost has been deferred by National Grid grants. The first year National Grid paid for the entire membership for Economic Development Organizations throughout the state, and last year, they covered half of the membership costs.

Mr. Aidan Cruickshank through a webinar took the board through the entire StateBook website, showing new additions that we have access to with our current membership and new widgets, fully interactive charts and graphs.

Mr. Cruickshank showed examples of some other agencies and how they use the new items that are now available and discusses pricing and the current plan.

Mr. Rose says he will follow up with Mr. Cruickshank about the board's decision of how to proceed.

Motion was made by Robert Harris, seconded by Amanda Auricchio, Esq., to enter into Executive Session to discuss confidential financials of a particular person and/or corporation at 4:59 p.m. All members present were in favor.

A motion was made by Robert Harris, seconded by Amanda Auricchio, Esp., to adjourn executive session at 5:41 p.m. All members present were in favor. No action was taken in Executive Session.

Mr. Rose stated that the Montgomery County Business Development Center 2018 Annual Report has been emailed to the board members and hard copies have been made for them. The report can also be found on the Agency's website and Mr. Rose thanked the staff for their hard work in putting together the report.

## **VII. Financial Report**

### **IDA Financial Report**

Ms. Sheila Snell stated that all PILOT payments have been paid, including Target I and everybody is currently up to date. Ms. Snell also reported that we did receive the agency fees for the Valley View Hospitality project.

## **VIII. Unfinished Business**

### **A. Quarterly Marketing Report**

Mr. Andrew Santillo discussed a host of marketing initiatives that are ongoing, including a dedicated website to market the Exit 29 Redevelopment Project in Canajoharie.

Recently, staff visited the Executive Group, in the City of Amsterdam, and a feature will be done on how they are expanding and continue to hire more employees for their business, which is growing in the former FGI building on Shuler Street and in their other office on Park Street.

Mr. Rose stated once the Exit 29 website is live, staff will send a link to the board members. The website was created by Engines of Creation, based in Amsterdam.

Mr. Rose stated the department is lacking branding items, which has been evident at recent events. The department's banner stands are beautiful and receive compliments, but there is nothing to utilize as handouts for people to further our marketing strategy and help get our messaging across. Staff has discussed and done research and has small monetary ask of the board for these items to be ordered.

Chairman McGlone believed it is a good idea, but wants the items to carry the branding/logo from the initiative that much time was put into developing.

Chairman McGlone looked for a motion to approve up to \$5,000 for purchase of marketing materials for the department.

A motion was offered by Matthew Beck, seconded by Amanda Auricchio, Esq., for spending an amount not to exceed \$5,000 for the purchase of marketing materials. All member present voted in favor.

## **B. Solar, Wind, Hydro Moratorium Discussion**

Chairman McGlone provided information from the Governance Committee meeting that took place prior to the full board meeting. There was some fact finding presented on the solar policy and a renewable green policy would cover all phases, battery storage, hydro and wind, in addition to solar.

There was a consensus from the Governance Committee of what to do with the Uniform Tax Exemption Policy (UTEP) for renewables. The key information for off-site renewables will follow the following characteristics — a 10 year period, \$4,800 based on the megawatt main plate value, with an annual increase of two percent, and also include a six-month timeline from application to initiation, with one six-month renewal, so the project has to be on stream in 12 months. In addition, the second step will be for the IDA board to get full approval of the taxing authorities, within the affected area.

This will be the proposed policy for community based solar and excludes commercial and industrial scale solar, wind and hydro, as well as any project that is 25 megawatt or above, which would be handled by the Article 10 process.

Chairman McGlone stated that this is the recommendation of the Governance Committee and will be the proposal coming to a formal resolution and up for a vote at a future meeting. The moratorium will continue until the full resolution comes before the board.

Mr. Beck recognized the work that Chairman McGlone did in looking at NYSERDA guidelines, comparable counties and putting a lot of effort and work into this proposal and it helped inform the board to make an intelligent decision on this policy.

## **C. Exit 29 Redevelopment Project**

Mr. Rose stated that, in addition to the dedicated website for the Exit 29 Redevelopment Site, work is moving rapidly on the demolition on the eastern side of the site. Everything is going smoothly and the projection is for finalizing work on that side in the timeframe of end of June or early July.

At the same time, staff is working with State Historic Preservation Office (SHPO), with regards to entering into a letter of resolution, while also working to get the State Environmental Quality Review (SEQR) completed with the village as soon as the County receives an approval from SHPO.

A bid will be going out in the near future for asbestos abatement, which is work that has to be done on that side.

Mr. Rose informed the board this is a lengthy project, but things are moving along and getting the eastern side free and clear will allow staff to really start engaging the leads that have come in on the site. Overall, work is going and things are moving well.

Staff has been working with Delaware Engineering D.P.C., to develop a potential marina concept study on the north side, where the creek that bifurcates the site meets the Mohawk River. This work should dovetail nicely with the Local Waterfront Revitalization Program (LWRP) work going on in Canajoharie.

The following resolution was offered by Matthew Beck, seconded by Laurie Weingart, to wit:

**RESOLUTION AMENDING CONTRACT FOR PROFESSIONAL SERVICES WITH DELAWARE ENGINEERING-INDUSTRIAL SITE REDEVELOPMENT PROGRAM**

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

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES
Amanda J. Auricchio, Esq.	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-18 was thereupon declared duly adopted.

**IX. New Business**

**A. STHWY 5S Road Widening**

During the process of the Road Widening project on State Highway Route 5S, in the Town of Florida, the board hired Rifenburg Construction Inc., as they were the lowest qualified bidder in the competitive bid process.

Over the winter months, there were changes related to the project and staff has worked with the New York State Department of Transportation (NYSDOT) to provide new revised plans to Rifenburg, which saved some money on that project.

In the meantime, development continued on the north side of Route 5S in the Florida Business Park Extension, and staff asked Rifenburg for a change order to provide a road, up to town standards, to get into the northern side lots, which include where the proposed Vida Blend building will be located.

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

**RESOLUTION AUTHORIZING CHANGE ORDER #3-RIFENBURG CONSTRUCTION STHWY 5S INFRASTRUCTURE IMPROVEMENTS**

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

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES

Amanda J. Auricchio, Esq.	VOTING	ABSTAIN
Mark Kowalczyk	VOTING	ABSENT
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-19 was thereupon declared duly adopted.

**B. Appraisal of Real Property**

Since 2011, the department has had an ongoing agreement retainer agreement with Conti Appraisal and Consulting, LLC, for appraisal services. Per PAAA, the IDA is required to get an appraisal anytime property is acquired or disposed of. Conti has provided appraisals for projects such as the Dollar General project in the Town of Florida, and one is needed for the Exit 29 Redevelopment site. This ongoing agreement is crucial so that when projects come about, staff can utilize this agreement to have no delay in acquiring appraisal services and information about prospective real property sites on a case by case basis. The original authorization of dollars was for an amount not to exceed \$10,000 with Resolution number 16 of 2011. The request would be to authorize the second amount not to exceed \$10,000.

The following resolution was offered by Matthew Beck, seconded by Carol Shineman, to wit:

**RESOLUTION AUTHORIZING ADDITIONAL MONETARY ALLOCATION FOR EXISTING RETAINER AGREEMENT FOR PROFESSIONAL APPRAISAL OF REAL PROPERTY**

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

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES
Amanda J. Auricchio, Esq.	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-20 was thereupon declared duly adopted.

**C. StateBook International**

StateBook International has been utilized on the Montgomery County Business Development Center’s website for the past few year and the previous contract has come to an end. It is a useful tool that provides a lot of statistics and StateBook has added some new features. Staff has uploaded information and developed it in recent years, and the county specific content now available has proved useful when site selectors or companies are looking for available properties.

The following resolution was offered by Matthew Beck, seconded by Amanda Auricchio, Esq., to wit:

RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO EXTEND CONTRACT WITH STATEBOOK INTERNATIONAL

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

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES
Amanda J. Auricchio, Esq.	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-21 was thereupon declared duly adopted.

**X. Adjournment**

Chairman McGlone advised the board that there will be a new tugboat unveiled, in Amsterdam, on May 28. The New York State Canal Corporation will unveil the new boat, the Port Jackson, which is one of two new tugboats joining the state's fleet. Chairman McGlone says this is a good thing for the area and Amsterdam, and more information about the event is available on the NYS Canal or Erie Canal website.

Mr. Rose informed the board of a new PAAA requirement that is called the Annual Assessment of IDA Projects. The board already received this information in the Annual Report, but now the information will also be outlined in a separate document that details IDA projects. This information will also be available on the MCBDC website. Ms. Snell provided the report and verified all of the various financial data that is included.

A motion was made by Robert Harris, seconded by Laurie Weingart, to adjourn the meeting at 6:18 p.m. All members present were in favor.

Respectfully submitted,

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Andrew Santillo  
Economic Development Staff Assistant  
Attachments: Resolution No. 19-18, 19-19, 19-20, 19-21

**RESOLUTION AMENDING CONTRACT FOR PROFESSIONAL SERVICES  
WITH DELAWARE ENGINEERING-INDUSTRIAL SITE REDEVELOPMENT  
PROGRAM**

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 Thursday, May 9, 2019 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:**

John McGlone	Chairman
Matthew Beck	Vice-Chair
Robert Harris	Treasurer
Carol Shineman	Secretary
Amanda Auricchio, Esq.	Member

**ABSENT:**

Mark Kowalczyk	Member
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**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Economic Dev. Specialist
Andrew Santillo	Staff Assistant
Karl Gustafson, Jr.	Grant Assistant
Alex Kuttesch	Sr. Planner/GIS
Christopher Canada, Esq.	Agency Counsel

The following resolution was offered by Matthew Beck, seconded by Laurie Weingart to wit:

Resolution No. 19-18

**RESOLUTION AMENDING CONTRACT FOR PROFESSIONAL SERVICES WITH  
DELAWARE ENGINEERING-INDUSTRIAL SITE REDEVELOPMENT PROGRAM**

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, Montgomery County is the owner of said site and is working with the Village of Canajoharie on the redevelopment of said site, and

WHEREAS, the Village of Canajoharie has received a total of \$6.5 Million in RESTORE NY funds for the purposes of remediation and demolition of various structures on said site, and

WHEREAS, the Agency per Resolution No. 18-10 entered into an agreement with Delaware Engineering, D.P.C. for services related to the on-going redevelopment of the Exit 29 site, and

WHEREAS, in furtherance of the due diligence associated with the redevelopment opportunity at Exit 29 there is interest in exploring the creation of a possible marina on the site adjacent to the Canajoharie Creek, and

WHEREAS, the Agency has adopted a Procurement Policy to guide the Agency in contracting for goods and services, and

WHEREAS, the Procurement Policy permits the Agency, in its sole discretion, to exempt entering into of a contract from the Procurement Policy based on the circumstances of the contract and needs of the Agency,

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 contract with Delaware Engineering, D.P.C. (the "Contractor") for the purposes of engineering services as aforementioned, and (B) exempt the selection of the contractor from the Agency's Procurement Policy for the following reasons: (1) The contractor is able to conduct the assessment and review in the short time period necessary for this project (2) the contractor is familiar with needs of the agency, County and Village of Canajoharie (3) the contractor has a twenty year history of successful planning, permitting, infrastructure and environmental projects in the Village of Canajoharie and is well aware of the positive ramifications that will result from the re-development of the former Beech Nut site.

Section 2. The Agency hereby determines to enter into a contract with the Contractor for a maximum cost not to exceed \$10,000, plus reimbursables.

Section 3. 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 4. 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:

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Robert Harris	VOTING	YES
Carol Shineman	VOTING	YES
Amanda Auricchio, Esq.	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-18 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 May 9, 2019, 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 9th day of May 2019.

(SEAL)

\_\_\_\_\_  
(Assistant) Secretary

**RESOLUTION AUTHORIZING CHANGE ORDER #3-RIFENBURG CONSTRUCTION STHWY  
5S INFRASTRUCTURE IMPROVEMENTS**

A regular meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at the Old County Courthouse, Fonda, New York on May 9, 2019 at 4:30 o'clock p.m., local time.

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

**PRESENT:**

John McGlone	Chairman
Matthew Beck	Vice Chairman
Carol Shineman	Secretary
Robert Harris	Treasurer
Amanda J. Auricchio, Esq.	Member
Laurie Weingart	Member

**ABSENT:**

Mark Kowalczyk	Member
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**AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:**

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Economic Development Specialist
Alex Kuttesch	Sr. Planner/GIS
Andrew Santillo	Staff Assistant
Karl Gustafson	Grant Assistant
Alex Kuttesch	Sr. Planner/GIS
Christopher C. Canada, Esq.	Agency Counsel

**OTHERS PRESENT:**

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

Resolution No. 19-19

**RESOLUTION AUTHORIZING CHANGE ORDER #3-RIFENBURG CONSTRUCTION STHWY  
5S INFRASTRUCTURE IMPROVEMENTS**

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 industrial, warehousing, commercial, research and manufacturing 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 developing an industrial park in the Town of Florida, and

WHEREAS, road widening associated with the Dollar General Distribution Center project and further development of the Park Extension as requested by the New York State Department of Transportation is on-going, and

WHEREAS, Resolution No. 18-15 authorized entering into a contract with Rifenburg Construction, Inc. for an amount of \$1,891,421.25 to undertake said work; and

WHEREAS, said road widening project scope was subsequently changed since the bid award to reflect changes to drainage and design due to new improvements proposed by NYSDOT in a couple of years along with developing a road into the northern side of the Florida Park Extension,

RESOLVED, the Agency hereby approves a change order for the with Rifenburg Construction, Inc. for an amount not to exceed \$23,666.06, 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 to carry out the terms of this Resolution, and to execute and deliver any 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 the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolutions, and

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:

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

Amanda J. Auricchio, Esq.  
Laurie Weingart

VOTING  
VOTING

ABSTAIN  
YES

The foregoing Resolution No. 19-19 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, including the resolution contained therein, held on May 9, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such resolution set forth therein 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 9<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
(Assistant) Secretary

(SEAL)

**RESOLUTION AUTHORIZING ADDITIONAL MONETARY ALLOCATION FOR EXISTING  
RETAINER AGREEMENT FOR PROFESSIONAL APPRAISAL OF REAL PROPERTY**

A regular meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at the Old County Courthouse, Fonda, New York on May 9, 2019 at 4:30 o'clock p.m., local time.

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

**PRESENT:**

John McGlone	Chairman
Matthew Beck	Vice Chairman
Carol Shineman	Secretary
Robert Harris	Treasurer
Amanda J. Auricchio, Esq.	Member
Laurie Weingart	Member

**ABSENT:**

Mark Kowalczyk	Member
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**AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:**

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Economic Development Specialist
Alex Kuttesch	Sr. Planner/GIS
Andrew Santillo	Staff Assistant
Karl Gustafson	Grant Assistant
Alex Kuttesch	Sr. Planner/GIS
Christopher C. Canada, Esq.	Agency Counsel

**OTHERS PRESENT:**

The following resolution was offered by Matthew Beck, seconded by Carol Shineman to wit:

Resolution No. 19-20

**RESOLUTION AUTHORIZING ADDITIONAL MONETARY ALLOCATION FOR EXISTING  
RETAINER AGREEMENT FOR PROFESSIONAL APPRAISAL OF REAL PROPERTY**

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 industrial, warehousing, commercial, research and manufacturing 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 Public Authority Accountability Act requires that any Public Authority conduct an appraisal by an independent appraiser prior to the acquisition and disposition of real property,

WHEREAS, the Agency per Resolution No. 11-26 entered into a retainer agreement with Conti Appraisal and Consulting, LLC for the purposes of conducting appraisals on an as needed basis with the original budgeted amount not to exceed \$10,000,

RESOLVED, the Agency hereby authorizes an additional \$10,000 for the purposes of appraisals under the existing retainer agreement with Conti Appraisal and Consulting, LLC., 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 to carry out the terms of this Resolution, and to execute and deliver any 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 the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolutions, and

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:

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Amanda J.Auricchio, Esq.	VOTING	YES
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-20 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, including the resolution contained therein, held on May 9, 2019, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such resolution set forth therein 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 9<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
(Assistant) Secretary

(SEAL)

**RESOLUTION AUTHORIZING CONTINUING AGREEMENT FOR STATEBOOK MICROSITE**

A regular meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at the Old County Courthouse, Fonda, New York on May 9, 2019 at 4:30 o'clock p.m., local time.

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

**PRESENT:**

John McGlone	Chairman
Matthew Beck	Vice Chairman
Carol Shineman	Secretary
Robert Harris	Treasurer
Amanda J. Auricchio, Esq.	Member
Laurie Weingart	Member

**ABSENT:**

Mark Kowalczyk	Member
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**AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:**

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Economic Development Specialist
Alex Kuttesch	Sr. Planner/GIS
Andrew Santillo	Staff Assistant
Karl Gustafson	Grant Assistant
Alex Kuttesch	Sr. Planner/GIS
Christopher C. Canada, Esq.	Agency Counsel

**OTHERS PRESENT:**

The following resolution was offered by Matthew Beck, seconded by Amanda Auricchio, Esq. to wit:

Resolution No. 19-21

**RESOLUTION AUTHORIZING CONTINUING AGREEMENT FOR STATEBOOK MICROSITE**

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 industrial, warehousing, commercial, research and manufacturing 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 set up a microsite run by Statebook International which is central depository for the properties within the County along with updated demographic and other pertinent information used by Site Selectors and brokers for site selection purposes, and

WHEREAS, the Agency wishes to continue with the Statebook Microsite,

RESOLVED, the Agency hereby authorizes entering into a continuing agreement with StateBook International for the Agency's microsite for a two year period at a cost of \$725/month, 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 to carry out the terms of this Resolution, and to execute and deliver any 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 the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolutions, and

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:

John McGlone	VOTING	YES
Matthew Beck	VOTING	YES
Carol Shineman	VOTING	YES
Robert Harris	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Amanda J.Auricchio, Esq.	VOTING	YES
Laurie Weingart	VOTING	YES

The foregoing Resolution No. 19-21 was thereupon declared duly adopted.

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

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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 9<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
(Assistant) Secretary

(SEAL)