

**Montgomery County Industrial Development Agency Meeting
October 8, 2020
Meeting Minutes**

MEMBERS PRESENT:

Matthew Beck, Chairman
Carol Shineman, Vice-Chair
Robert Harris, Treasurer
Mark Kowalczyk, Member
Laurie Weingart, Secretary

STAFF MEMBERS PRESENT:

Kenneth F. Rose, Chief Executive Officer
Sheila Snell, Chief Financial Officer
Vincenzo Nicosia, Economic Dev. Specialist
Andrew Santillo, Staff Assistant
Karl Gustafson Jr., Grant Assistant

ABSENT:

Amanda Auricchio, Esq., Member
Cheryl Reese, Member

OTHERS PRESENT:

I. Call to Order

The meeting was called to order by Chairman Beck at 4:39 p.m.

II. Minutes

A motion was made by Mark Kowalczyk, seconded by Robert Harris, to approve the minutes from the IDA regular meeting of August 13, 2020. All members present were in favor.

III. Communications

There were no communications.

IV. Public Comments

There was no public comment.

V. Chair's Report

There was no Chair's Report.

VI. Director's Report

Mr. Ken Rose reported that the \$1.5 million grant from Empire State Development for the Route 5S Florida Business Park Extension Road Widening project came in. The county bonded for that, so subsequently the money was turned over, minus a small amount that was charged as fees by ESD to the IDA. That grant is now closed out, with the money being transferred from the IDA to the County.

Today, staff participated in a site visit, with regards to the Restore NY grants received for work at the Exit 29 Redevelopment Project in Canajoharie. A Project Manager from ESD came through the site to see the current status of demolition and asbestos abatement. Apollo is now off of the site. Their work is completed, as that phase of the hazardous material and asbestos abatements on the western side is now completed.

LiRo Engineers is working up a draft for demolition bids for portions of the western side of the site and the hope is to put them out for bid in December.

VII. Financial Report

A. IDA Financial Report

Ms. Sheila Snell reported that the financials are included in the Board Members' packets for review.

In September, the \$1.5 million grant from Empire State Development came in and went back out to the county, which had bonded for the project. Other additional activity is the Payment In Lieu of Taxes (PILOT) payments came in for school tax payments. Everyone is up-to-date and there is no unusual activity.

B. Revolving Loan Fund

Ms. Snell reported that the revolving loan report is included in the packet for review. Hill & Markes made their final payment in July, so they are paid off and are no longer on the list.

Chairman Beck said he appreciated the loan site visit information.

The site visits were mostly done virtually this year, due to the pandemic, however, Ms. Snell reported that staff had met in-person with Executive Group and they are doing well and they visited the new Microtel, in Amsterdam, and the project is finished and looks very nice.

VIII. Marketing Report

Mr. Vincenzo Nicosia reported that we have been continuing the Small Business of the Month program and that is being well-received. The businesses have appreciated the recognition.

The Buy It In Montgomery website is live. We are doing a soft launch so that we can get additional businesses on the website and get it up and ready before we drive people to it. There is a lot of good interactive tools available for the website.

We did a photo shoot to update our photo collection from across the county. We have took pictures from businesses in Amsterdam all the way west to Fort Plain and St. Johnsville.

We are in the process of designing some booth materials that identify the Business Development Center to be utilized for trade shows, groundbreakings and other activities to promote the Agency and County. These can be used for any trade shows or at grand openings or ribbon cuttings, job fairs or as backdrops during virtual meetings.

IX. Unfinished Business

Chairman Beck asks about the cell tower lease that was discussed and had a resolution at the August meeting. Mr. Ken Rose said the fee was negotiated and the Agency will receive the full amount that we were in search of.

X. New Business

A. 2021 MCIDA Budget

Chairman Beck stats that the Governance Committee put forward the proposed 2021 MCIDA Budget, with a positive recommendation to the full Agency board.

A motion was made by Carol Shineman, seconded by Mark Kowalczyk, to adopt the proposed 2021 MCIDA Budget. All members present voted in favor.

B. Florida Business Park North Engineering

Mr. Ken Rose states that back in 2017, the Agency contracted with McDonald Engineering, which is now Prime AE, on a retaining basis to do work in the Florida Business Park. We have utilized Prime AE through the years to help with engineering, environmental and other work that may be necessary in the business park and this just extends that retainer.

The following resolution was offered by Mark Kowalczyk, seconded by Robert Harris, to wit:

RESOLUTION AMENDING ENGINEERING SERVICES CONTRACT-PRIME AE GROUP OF NY-FLORIDA PARK EXTENSION NORTH

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

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

The foregoing Resolution No. 20-11 was thereupon declared duly adopted.

C. Florida Business Park North Plowing Contract

This is the first year that we have a road in the Florida Business Park Extension. The road is owned by the Agency and so it has to be maintained, plowed, etc. The road is in the Town of Florida, so the supervisor was contacted and they provided a cost estimate. This resolution

authorizes the Agency to contract with the town for maintenance of that road during the winter months.

The following resolution was offered by Carol Shineman, seconded by Laurie Weingart, to wit:

RESOLUTION AUTHORIZING CONTRACT WITH TOWN OF FLORIDA-FLORIDA PARK EXTENSION NORTH SNOWPLOWING

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

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

The foregoing Resolution No. 20-12 was thereupon declared duly adopted.

D. Glen Canal View Business Park

Mr. Ken Rose reports that discussion has occurred several times at the Agency, with regards to the wells that we put into the Glen Canal View Business Park in Phase 2. Discussion has also taken place with the County Executive and the Chairman of the County Legislature and the feeling is it's a good time to look at those wells to potentially provide public water, what that would entail and if it's even feasible. There are 3-4 wells, but this would concentrate on two of them that have a good yield. This feasibility study would discover what the yield is, how long can the yield be sustained and what quality is the water, is it potable or what would have to be done from a purification standpoint to bring it up to Department of Health standards. It is possible that water from these wells could serve current and future customers in the park and possibly the county's Public Safety Facility.

The following resolution was offered by Mark Kowalczyk, seconded by Robert Harris, to wit:

RESOLUTION AUTHORIZING THIRD AMENDMENT TO AGREEMENT PRIME AE GROUP OF NY-ENGINEERING AND PERMITTING WORK 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:

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

The foregoing Resolution No. 20-13 was thereupon declared duly adopted.

IX. Adjournment

A motion was made by Carol Shineman, seconded by Robert Harris, to adjourn the meeting at 5:02 p.m. All members present were in favor.

Respectfully submitted,

Andrew Santillo
Economic Development Staff Assistant
Attachments: Resolution No. 20-11, 20-12, 20-13