



**Montgomery County Industrial Development Agency**  
**Meeting**  
**Agenda March 21, 2024**

- I. Call to Order
- II. Minutes
  - A. Governance Committee-January 11, 2024
  - B. Organizational Meeting-January 11, 2024
  - C. Regular Meeting-January 11, 2024
- III. Communications
- IV. Public Comments
- V. Chair's Report
- VI. Director's Report
- VII. Financial Report
  - A. Financial Transactions
  - B. Revolving Loan Fund
- VIII. Marketing Report
- IX. Unfinished Business
- X. New Business
  - A. 2023 Annual Independent Audit -Action Item
  - B. 2023 Financial and Investment Report -Action Item
  - C. 2023 PARIS Report-Action Item
  - D. 2024 Mission Statement and Performance Measure Report-Action Item
  - E. Internal Management Assessment
  - F. Real Property Transactions Report
- X. Adjournment



**Montgomery County Industrial Development Agency  
Governance Committee Meeting Minutes  
January 11, 2024**

**MEMBERS PRESENT:**

Matthew Beck, Chair  
Mark Kowalczyk, Vice-Chair  
Brent Phetteplace, Secretary  
Edward Watt, Member

**STAFF MEMBERS PRESENT:**

Kenneth F. Rose, Chief Executive Officer  
Sheila Snell, Chief Financial Officer  
Vincenzo Nicosia, Director of Program Dev.  
Andrew Santillo, Staff Assistant  
Stephanie Battisti, Economic Dev. Specialist

**MEMBERS ABSENT:**

Amanda Auricchio, Esq., Member  
Laurie Weingart, Member  
Cheryl Reese, Treasurer

**OTHERS PRESENT:**

**I. Call to Order**

The meeting was called to order by Chairman Beck at 3:17 p.m.

**II. Discussion**

Chairman Beck asks to go into Executive Session to review the Agency's Policy & Procedure Manual and discuss personal matters.

A motion was made by Mark Kowalczyk, seconded by Brent Phetteplace to go into Executive Session. All members present were in favor.

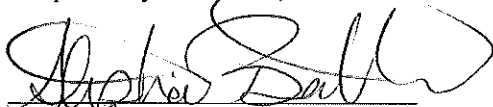
No action was taken in Executive Session.

Chairman Beck asked for a recommendation from the Governance Committee to bring this confirmation of Agency policies forward to the full Agency board with positive recommendations. A motion made by Mark Kowalczyk seconded by Brent Phetteplace, and all in attendance agree.

**III. Adjournment**

A motion was made by Matthew Beck, seconded by Mark Kowalczyk, to adjourn the meeting at 3:26pm. All members present were in favor.

Respectfully submitted,



Stephanie Battisti  
Economic Development Specialist

**Montgomery County Industrial Development Agency  
Organizational Meeting Minutes  
January 11, 2024**

**MEMBERS PRESENT:**

Matthew Beck, Chair  
Mark Kowalczyk, Vice-Chair  
Brent Phetteplace, Secretary  
Edward Watt, Member

**STAFF MEMBERS PRESENT:**

Kenneth F. Rose, Chief Executive Officer  
Sheila Snell, Chief Financial Officer  
Vincenzo Nicosia, Director of Program Dev.  
Andrew Santillo, Staff Assistant  
Stephanie Battisti, Economic Dev. Specialist

**MEMBERS ABSENT:**

Amanda Auricchio, Esq., Member  
Laurie Weingart, Member  
Cheryl Reese, Treasurer

**OTHERS PRESENT:**

**I. Call to Order**

The meeting was called to order by Chairman Beck at 3:31 p.m.

**II. Discussion**

Chairman Beck stated that the Nominating Committee met recently and putting forth the recommended slate of officers.

Mr. Rose stated that the resolution before the Agency board includes the appointments, along with committee members, officers, which was previously discussed at the Governance Committee.

There were no questions or discussion on the resolution.

The following resolution was offered by Brent Phetteplace, seconded by Mark Kowalczyk to wit:

**RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE  
MATTERS OF THE AGENCY TO FULL BOARD**

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
Mark Kowalczyk	VOTING	YES
Amanda J. Auricchio, Esq.	VOTING	ABSENT
Laurie Weingart	VOTING	ABSENT
Cheryl Reese	VOTING	ABSENT
Brent Phetteplace	VOTING	YES
Edward Watt	VOTING	YES

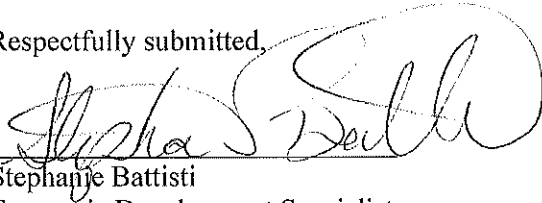
The foregoing Resolution No. 24-01 was thereupon declared duly adopted.



### III. Adjournment

A motion was made by Matthew Beck, seconded by Mark Kowalczyk, to adjourn the meeting at 3:37pm. All members present were in favor

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stephanie Battisti', is written over a horizontal line.

Stephanie Battisti  
Economic Development Specialist  
Attachments: Resolution 24-01

## **RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE MATTERS OF THE AGENCY**

An organizational meeting of Montgomery County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 113 Park Drive, Fultonville, New York on January 11, 2024.

The meeting was called to order by the Chairperson Beck at 3:31 P.M. and, upon roll being called, the following members of the Agency were:

### **PRESENT:**

Matthew Beck	Chairperson
Mark Kowalczyk	Vice-Chairperson
Brent Phetteplace	Secretary
Edward Watt	Member

### **ABSENT:**

Cheryl Reese	Treasurer
Amanda Auricchio, Esq.	Member
Laurie Weingart	Member

### **THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Andrew Santillo	Staff Assistant
Stephanie Battisti	Economic Dev. Specialist

The following resolution was offered by Brent Phetteplace, seconded by Mark Kowalczyk to wit:

### **Resolution No. 24-01**

## **RESOLUTION APPROVING CERTAIN APPOINTMENTS AND ADMINISTRATIVE MATTERS OF THE AGENCY**

WHEREAS, Montgomery County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of 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 and recreation 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, under Section 858 of the Act, the Agency has the power to make certain appointments and approve certain administrative matters; and

WHEREAS, under Section 856 of the Act, the members of the Agency shall elect the officers of the Agency; and

WHEREAS, as provided in the Agency's by-laws and the Governance Committee Charter, the members of the Governance Committee have reviewed and made certain recommendations on the Agency policies; and

WHEREAS, the members of the Agency desire to make certain appointments and approve certain administrative matters;

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

Section 1. The Agency hereby takes the following actions:

(A) Approves the appointments and the administrative matters described in Schedule A attached hereto.

(B) Approves and confirms the policies described in Schedule A and contained in the Agency's Policy Manual.

Section 2. The Agency hereby authorizes the (Vice) Chairman and the Chief Executive Officer to take all steps necessary to implement the matters described in Schedule A attached.

Section 3. This Resolution shall take effect immediately.

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

Matthew Beck	VOTING	YES
Mark Kowalczyk	VOTING	YES
Cheryl Reese	VOTING	ABSENT
Brent Phetteplace	VOTING	YES
Amanda Auricchio, Esq.	VOTING	ABSENT

Laurie Weingart  
Edward Watt

VOTING  
VOTING

ABSENT  
YES

The foregoing Resolution No. 24-01 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 annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on January 11, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(SEAL)

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

## SCHEDULE A

### Confirmation of Regular Agency Meeting Schedule

Regular Meetings are the 2<sup>nd</sup> Thursday of Every Month at 3:30 P.M.

### Election of Officers of the Agency

Chair	Matthew Beck
Vice Chair	Mark Kowalczyk
Treasurer (Asst. Secretary)	Cheryl Reese
Secretary (Asst. Treasurer)	Brent Phetteplace

### Appointment of Chief Executive Officer and Staff to the Agency

Chief Executive Officer	Kenneth Rose
Chief Financial Officer	Sheila Snell
Director of Program Dev.	Vincenzo Nicosia
Ec. Dev. Specialist	Stephanie Battisti

### Appointment of Accounting Firm of the Agency

West and Company

### Appointment of Agency and Bond Counsel

Hodgson Russ

### Appointment of Bank of the Agency and Accounts

NBT Bank

### Approval and Confirmation of Agency Policies

- (Uniform Tax Exemption Policy)
- (Investment Policy)
- (Real Property Disposition Policy)
- (Real Property Acquisition Policy)
- (Procurement Policy)
- (Personnel Policy including Compensation, Reimbursement and Attendance Policy)
- (Travel Policy)
- (Code of Ethics Policy)
- (Depreciation of Personal Property Assets)
- (Project Monitoring and Enforcement)
- (Retaliatory Action Policy)

(Indemnification of Officers and Trustees Policy)

Appointment of Contracting Officer

Kenneth Rose

Appointment of Investment Officer

Sheila Snell

Appointment of Governance Committee Members

1. Matthew Beck
2. Mark Kowalczyk
3. Cheryl Reese

Appointment of Audit Committee Members

1. Mark Kowalczyk
2. Brent Phetteplace
3. Amanda Auricchio, Esq.

Appointment of Finance Committee Members

1. Brent Phetteplace
2. Edward Watt
3. Cheryl Reese

Appointment of Marketing Committee Members

1. Mark Kowalczyk
2. Brent Phetteplace
3. Laurie Weingart

Appointment of Media

1. The Recorder

**Montgomery County Industrial Development Agency Meeting**  
**January 11, 2024**  
**Meeting Minutes**

**MEMBERS PRESENT:**

Matthew Beck, Chair  
Mark Kowalczyk, Vice-Chair  
Brent Phetteplace, Secretary  
Edward Watt, Member

**STAFF MEMBERS PRESENT:**

Kenneth F. Rose, Chief Executive Officer  
Sheila Snell, Chief Financial Officer  
Vincenzo Nicosia, Director of Program Dev.  
Andrew Santillo, Staff Assistant  
Stephanie Battisti, Economic Dev. Specialist

**MEMBERS ABSENT:**

Amanda Auricchio, Esq., Member  
Laurie Weingart, Member  
Cheryl Reese, Treasurer

**OTHERS PRESENT:**

**I. Call to Order**

The meeting was called to order by Chairman Beck at 3:36 p.m.

Chairman Beck and Mr. Ken Rose led a moment of silence for Laurie Weingart's husband and Counsel Joseph Scott's Father In-Law, who both passed away recently.

**II. Minutes**

A motion was made by Mark Kowalczyk, seconded by Matthew Beck, to approve the meeting minutes from the IDA regular meeting of December 14, 2023.

**III. Communications**

There was 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 stated that staff has started the year-end project monitoring reports, with all of the Agency projects and the Revolving Loan Fund reporting, which includes all of the Public Authorities Reporting Information System (PARIS) documents that are completed over the next few months. Will report back to the board in the March meeting.

Beech Nut demolition is progressing along nicely, Stephanie has been taking pictures. Anticipate building being down end of February and the project being done on target by end of March.

E29 Labs sent their cultivation processing application back in October, still waiting to hear from New York State so we are hoping to hear something shortly.

Dollar General still waiting on the final signoff from NYSDOT to start on that project.

## **VII. Financial Report**

### **A. Financial Report**

Ms. Sheila Snell stated that the financial reports are included in the Agency Board member's packets for December. Financials will be presented in March after the audit is done.

### **B. Revolving Loan Fund Report**

Ms. Snell said that the Revolving Loan Fund is included in the Agency Board members' packets.

## **VIII. Marketing & Tourism Report**

Mr. Vincenzo Nicosia said we are still going forward with the Small Business of the Month. This month will be Wrath of Grapes in Fort Plain. Through Tourism they bought some new video and photography equipment so they are going to try to make some short videos when they do the Small Business of the Month along with continuing to make longer videos of the businesses in the County.

Continue to show some media marketing, maybe some job spot lights with the businesses up at the Route 5 Corridor.

For Tourism, a bunch of events planned for this year, with either the County Tourism putting the event on or assisting with the events. Some of the events our tourism group will be doing include the Kayak-A-Thon in the summer, Restaurant Week, Blues at Burbine Disc Golf Tournament, then assisting with the states Cycle the Erie Canal Bike Tour and Erie Canalway Marina Regatta. Opening a new Tourism office on the Southside of Amsterdam on Bridge Street.

Business Development Center did get an intern to help with Marketing and Tourism along with any other projects.

The office staff is going through our websites and updating each page, including the Buy It In Montgomery site and the job opportunities page with all of our local businesses.

## **IX. Unfinished Business**

There was no unfinished business.

## **X. New Business**

### **A. Annual Board of Directors Evaluation**

Chairman Beck states that the Annual Board of Directors evaluations were sent out and need to be filled out by each member.

Mr. Ken Rose tells the board to get those back in as soon as possible because they are reviewed by the Governance Committee at that time.

### **B. Financial and Gift Disclosure Forms**

Mr. Ken Rose asks everyone to get these forms in by the end of the month.

### **C. County Administrative Services**

Matt Beck states that this is an annual resolution that is done as an agreement between the IDA and Montgomery County, with regards to administrative services. This agreement outlines that the IDA will compensate the county for utilizing offices and staff services.

The following resolution was offered by Mark Kowalczyk, seconded by Brent Phetteplace, to wit:

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

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

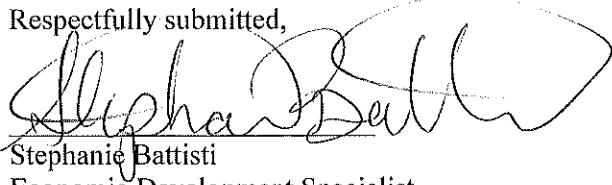
Matthew Beck	VOTING	YES
Edward Watt	VOTING	YES
Mark Kowalczyk	VOTING	YES
Amanda J. Auricchio, Esq.	VOTING	ABSENT
Laurie Weingart	VOTING	ABSENT
Cheryl Reese	VOTING	ABSENT
Brent Phetteplace	VOTING	YES

The foregoing Resolution No. 24-02 was thereupon declared duly adopted

## **IX. Adjournment**

A motion was made by Edward Watt, seconded by Matt Beck, to adjourn the meeting at 3:52p.m. All members present were in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stephanie Battisti", written over a horizontal line.

Stephanie Battisti

Economic Development Specialist

Attachments: Resolution No. 24-02

**RESOLUTION AUTHORIZING MONTGOMERY COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY CHAIRPERSON 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 113 Park Drive, Fultonville, New York on January 11, 2024.

The meeting was called to order by the Chairperson Beck at 3:36 P.M. and, upon roll being called, the following members of the Agency were:

**PRESENT:**

Matthew Beck	Chairperson
Mark Kowalczyk	Vice-Chairperson
Brent Phetteplace	Secretary
Edward Watt	Member

**ABSENT:**

Cheryl Reese	Treasurer
Amanda Auricchio, Esq.	Member
Laurie Weingart	Member

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Andrew Santillo	Staff Assistant
Stephanie Battisti	Economic Dev. Specialist

The following resolution was offered by Mark Kowalczyk seconded by Brent Phetteplace to wit:

Resolution No. 24-02

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

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, 2024 to December 31, 2024.

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:

Matthew Beck	VOTING	YES
Mark Kowalczyk	VOTING	YES
Cheryl Reese	VOTING	ABSENT
Brent Phetteplace	VOTING	YES
Amanda Auricchio, Esq.	VOTING	ABSENT
Mark Kowalczyk	VOTING	YES
Laurie Weingart	VOTING	ABSENT
Edward Watt	VOTING	YES

The foregoing Resolution No. 24-02 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 annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on January 11, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(SEAL)

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

## RESOLUTION ACCEPTING 2023 AUDIT REPORT

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 113 Park Drive, Fultonville, New York on March 21, 2024, at 3:30 p.m., local time.

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

### PRESENT:

Matthew Beck	Chair
Mark Kowalczyk	Vice-Chair
Cheryl Reese	Treasurer
Brent Phetteplace	Secretary
Amanda Auricchio, Esq.	Member
Laurie Weingart	Member
Edward Watt	Member

### ABSENT:

### THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Stephanie Battisti	Economic Dev. Specialist
Andrew Santillo	Staff Assistant
A. Joseph Scott, Esq.	Agency Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No. 24-03

RESOLUTION ACCEPTING AUDIT REPORT PRESENTED BY WEST  
AND COMPANY FOR FINANCIAL PERIOD ENDING DECEMBER 31,  
2023

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, West and Company, CPA presented the Agency with the final audit report for financial period ended December 31, 2023;

RESOLVED, that report be accepted by the Montgomery County Industrial Development Agency.

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:

Matthew Beck	VOTING
Mark Kowalczyk	VOTING
Cheryl Reese	VOTING
Brent Phetteplace	VOTING
Amanda Auricchio, Esq.	VOTING
Laurie Weingart	VOTING
Edward Watt	VOTING

The foregoing Resolution No. 24-03 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 March 21, 2024 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 respect 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(Assistant) Secretary

(S E A L)

## **RESOLUTION ACCEPTING 2023 ANNUAL FINANCIAL AND INVESTMENT REPORTS**

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 113 Park Drive, Fultonville, New York on March 21, 2024, at 3:30 o'clock p.m., local time.

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

**PRESENT:**

Matthew Beck	Chair
Mark Kowalczyk	Vice-Chair
Cheryl Reese	Treasurer
Brent Phetteplace	Secretary
Amanda Auricchio, Esq.	Member
Laurie Weingart	Member
Edward Watt	Member

**ABSENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Stephanie Battisti	Economic Dev. Specialist
Andrew Santillo	Staff Assistant
A. Joseph Scott, Esq.	Agency Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No. 24-04

**RESOLUTION TO ACCEPT 2023 ANNUAL FINANCIAL AND INVESTMENT  
REPORTS OF MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT  
AGENCY IN ACCORDANCE WITH PUBLIC AUTHORITY ACCOUNTABILITY  
ACT OF 2005 AS PRESENTED AND CERTIFIED BY THE CEO AND CFO**

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 Public Authority Accountability Act of 2005 requires an Annual Financial and Investment Reports to be prepared and certified in writing by the Chief Executive Officer and the Chief Financial Officer, and

WHEREAS, the Public Authority Accountability Act of 2005 further requires the MCIDA to approve such Annual Financial and Financial Investment Reports, therefore be it

RESOLVED that the Montgomery County Industrial Development Agency has reviewed the attached Annual Financial and Investment Reports presented to them by the Chief Executive Officer and the Chief Financial Officer and accepts the presented 2023 Annual Financial and Investment Reports.

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:

Matthew Beck	VOTING
Mark Kowalczyk	VOTING
Cheryl Reese	VOTING
Brent Phetteplace	VOTING
Amanda Auricchio, Esq.	VOTING
Laurie Weingart	VOTING
Edward Watt	VOTING

The foregoing Resolution No. 24-04 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 March 21, 2024 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 respect 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

(S E A L)



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Governance Information (Authority-Related)**

Question		Response	URL(If Applicable)
1.	Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
2.	As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
3.	Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4.	Does the independent auditor provide non-audit services to the Authority?	No	N/A
5.	Does the Authority have an organization chart?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
6.	Are any Authority staff also employed by another government agency?	Yes	Montgomery County
7.	Does the Authority have Claw Back agreements?	Yes	N/A
8.	Has the Authority posted their mission statement to their website?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
9.	Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
10.	Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Governance Information (Board-Related)**

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Board of Directors Listing**

Name	Auricchio, Amanda	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	5/22/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Beck, Matthew	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Elected by Board	Confirmed by Senate?	No
Term Start Date	11/24/2014	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	





Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Name	Kowalczyk, Mark	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	3/28/2017	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Phettaplace, Brent	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	12/21/2021	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	



# PARIS

Public Authorities Reporting Information System

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Name	Reese, Cheryl	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	10/23/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Shineman, Carol	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/1/2007	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No





Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Name	Weingart, Laurie	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	4/23/2019	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	



# PARIS

Public Authorities Reporting Information System

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024

Status: UNSUBMITTED

Certified Date: N/A

## Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Nicosia, Vincenzo	Director of Program Dvip	Managerial				FT	No	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	Yes	Yes
Rose, Kenneth F	CEO	Executive	EOD/MCIDA			FT	No	\$23,000.00	\$23,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	Yes	Yes
Snell, Sheila M	CFO	Executive	EOD/MCIDA			FT	No	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	Yes	Yes



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Benefit Information**

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority? No

**Board Members**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Auricchio, Amanda	Board of Directors												X	
Beck, Matthew	Board of Directors												X	
Kowalczyk, Mark	Board of Directors												X	
Phettaplace, Brent	Board of Directors												X	
Reese, Cheryl	Board of Directors												X	
Shineman, Carol	Board of Directors												X	
Weingart, Laurie	Board of Directors												X	

**Staff**

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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## PARIS Public Authorities Reporting Information System

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

### Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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### Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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### Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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### Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Summary Financial Information**
**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$1,779,144.00
	Investments		\$0.00
	Receivables, net		\$358,974.00
	Other assets		\$9,115.00
	Total current assets		\$2,147,233.00
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$506,467.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	<b>Capital Assets</b>		
		Land and other nondepreciable property	\$1,198,759.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$1,198,759.00
	Total noncurrent assets		\$1,705,226.00
<b>Total assets</b>			\$3,852,459.00
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$1,419.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$32,052.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$33,471.00
<b>Noncurrent Liabilities</b>			





Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$1,768,882.00
	Total noncurrent liabilities		\$1,768,882.00
<b>Total liabilities</b>			\$1,802,353.00
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$405,930.00
	Restricted		\$93,132.00
	Unrestricted		\$1,551,044.00
	Total net assets		\$2,050,106.00

**SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS**

		Amount
<b>Operating Revenues</b>		
	Charges for services	\$226,607.00
	Rental and financing income	\$0.00
	Other operating revenues	\$30,000.00
	Total operating revenue	\$256,607.00
<b>Operating Expenses</b>		
	Salaries and wages	\$44,000.00
	Other employee benefits	\$3,929.00
	Professional services contracts	\$575,007.00
	Supplies and materials	\$18,665.00
	Depreciation and amortization	\$3,251.00
	Other operating expenses	\$9,549.00
	Total operating expenses	\$654,401.00
<b>Operating income (loss)</b>		(\$397,794.00)
<b>Nonoperating Revenues</b>		
	Investment earnings	\$47,987.00
	State subsidies/grants	\$50,000.00
	Federal subsidies/grants	\$0.00





Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$97,987.00
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$60.00
	Subsidies to other public authorities		\$17,500.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$2,500.00
	Total nonoperating expenses		\$20,060.00
	Income (loss) before contributions		(\$319,867.00)
Capital contributions			\$0.00
Change in net assets			(\$319,867.00)
Net assets (deficit) beginning of year			\$2,369,973.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$2,050,106.00



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Current Debt

Question		Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2.	If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

**Schedule of Authority Debt**

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
<b>TOTALS</b>							



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**Real Property Acquisition/Disposal List**

1.Address Line1	Park Drive
Address Line2	
City	FULTONVILLE
State	NY
Postal Code	12072
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Appraisal
Transaction Date	11/6/2023
Purchaser Organization	MCIDA
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	Park Drive
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	430000
Transaction Type	DISPOSITION SALE
Purchase Sale Price	\$406,000.00
Relation with Authority Ind	No
City Seller	FULTONVILLE
Postal code seller	12072
Country Seller	USA

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.



## PARIS Public Authorities Reporting Information System

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

### Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date: N/A

**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27020801A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Beechnut	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$360,489.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$551,307.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$124,869,350.00	Total Exemptions	\$911,796.00	
Benefited Project Amount	\$100,662,350.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$976,000.00	\$976,000.00
Not For Profit	No	Local PILOT	\$60,000.00	\$60,000.00
Date Project approved	5/26/2008	School District PILOT	\$1,464,000.00	\$1,464,000.00
Did IDA took Title to Property	Yes	Total PILOT	\$2,500,000.00	\$2,500,000.00
Date IDA Took Title to Property	10/3/2008	Net Exemptions	-\$1,588,204.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes	New facility; florida parkUnder PILOT agreement ESD receives the entire PILOT payment of \$2.5M as a rebate until 2018			
Location of Project		# of FTEs before IDA Status	356.00	
Address Line1	100 Hero Drive	Original Estimate of Jobs to be Created	136.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	40,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	356.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	292.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-64.00	
Applicant Name	Hero Group, Inc			
Address Line1	100 Hero Drive	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	12010	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27021701A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	DG Distribution Northeast LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$487,211.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$689,781.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$91,200,000.00	Total Exemptions	\$1,176,992.00	
Benefited Project Amount	\$91,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$645,345.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$118,162.52	\$118,162.52
Not For Profit	No	Local PILOT	\$11,816.25	\$11,816.25
Date Project approved	10/4/2016	School District PILOT	\$165,427.53	\$165,427.53
Did IDA took Title to Property	Yes	Total PILOT	\$295,406.30	\$295,406.30
Date IDA Took Title to Property	1/20/2017	Net Exemptions	\$881,585.70	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes	Distribution Center located on 5S in the Town of Florida			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2106 Highway Route 5S	Original Estimate of Jobs to be Created	430.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	30,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	458.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	458.00	
Applicant Name	DG DistributionNortheast LLC			
Address Line1	100 Mission Ridge	Project Status		
Address Line2				
City	GOODLETTSVILLE	Current Year Is Last Year for Reporting		
State	TN	There is no Debt Outstanding for this Project		
Zip - Plus4	37072	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27022301A			
Project Type	Lease	State Sales Tax Exemption	\$1,860.20	
Project Name	Golf Course Apartments	Local Sales Tax Exemption	\$1,860.20	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$22,500.00	
Total Project Amount	\$3,750,000.00	Total Exemptions	\$26,220.40	
Benefited Project Amount	\$3,750,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	9/21/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$26,220.40	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	383 Golf Course Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	45,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	GOLF COURSE APARTMENTS, LLC			
Address Line1	207 Wallins Corners Road	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12010	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27021901A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Microtel Hotel	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$41,292.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,520.00	
Original Project Code		School Property Tax Exemption	\$58,976.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,000,000.00	Total Exemptions	\$138,788.00	
Benefited Project Amount	\$7,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$90,212.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$9,706.61	\$9,706.61
Not For Profit		Local PILOT	\$9,054.88	\$9,054.88
Date Project approved	3/14/2019	School District PILOT	\$13,863.52	\$13,863.52
Did IDA took Title to Property	Yes	Total PILOT	\$32,625.01	\$32,625.01
Date IDA Took Title to Property	3/1/2019	Net Exemptions	\$106,162.99	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	City of Amsterdam hotel			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1393 NYS Hwy Rt 5S	Original Estimate of Jobs to be Created	14.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	33.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	33.00	
Applicant Name	Valley View Land Development			
Address Line1	1393 NYS Hwy Rt 5S	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12010	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27021902A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Mohawk Solar	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$135,000,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$135,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$101,990.47	\$101,990.47
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/20/2018	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$101,990.47	\$101,990.47
Date IDA Took Title to Property	12/1/2019	Net Exemptions	-\$101,990.47	
Year Financial Assistance is Planned to End	2037	Project Employment Information		
Notes	Solar panel's town of canjo and town of minden			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Marshville Rd	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	CANAJOHARIE	Annualized Salary Range of Jobs to be Created	35,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13317	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Mohaw Solar, LLC			
Address Line1	Marshville Road	Project Status		
Address Line2				
City	CANAJOHARIE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13317	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27022201A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Peters Properties Holdings, LLC	Local Sales Tax Exemption	\$142,632.00	
		County Real Property Tax Exemption	\$652.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$24,292.00	
Project Purpose Category	Transportation, Communication, Electric, Gas and Sanitary Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$3,420,000.00	Total Exemptions	\$167,576.00	
Benefited Project Amount	\$3,420,000.00	Total Exemptions Net of RPTL Section 485-b	\$2,829.10	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$547.29	\$547.29
Not For Profit	No	Local PILOT	\$104.81	\$104.81
Date Project approved	3/10/2022	School District PILOT	\$6,073.16	\$6,073.16
Did IDA took Title to Property	Yes	Total PILOT	\$6,725.26	\$6,725.26
Date IDA Took Title to Property	3/10/2022	Net Exemptions	\$160,850.74	
Year Financial Assistance is Planned to End	2038	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	128 Park Drive	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00	
City	FULTONVILLE	Annualized Salary Range of Jobs to be Created	45,000.00	To: 90,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	12072	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	70,000.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	4.00	
Applicant Information		Net Employment Change	-10.00	
Applicant Name	Peters Properties Holdings, LLC			
Address Line1	128 Park Drive	Project Status		
Address Line2				
City	FULTONVILLE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12072	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27021601A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	RAMA Real Properties	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$694,800.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$694,800.00	Total Exemptions Net of RPTL Section 485-b	\$7,043.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,247.35	\$10,247.35
Not For Profit	No	Local PILOT	\$1,343.80	\$1,343.80
Date Project approved	6/1/2016	School District PILOT	\$20,246.20	\$20,246.20
Did IDA took Title to Property	No	Total PILOT	\$31,837.35	\$31,837.35
Date IDA Took Title to Property		Net Exemptions	-\$31,837.35	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	76.00	
Address Line1	58 Pawling Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00	
City	HAGAMAN	Annualized Salary Range of Jobs to be Created	30,000.00	To: 40,000.00
State	NY	Original Estimate of Jobs to be Retained	76.00	
Zip - Plus4	12086	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	218.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	142.00	
Applicant Name	RAMA Real Properties			
Address Line1	58 Pawling Street	Project Status		
Address Line2				
City	HAGAMAN	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12086	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27022001A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vida Blend Building	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,463,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$1,288,000.00	Total Exemptions Net of RPTL Section 485-b	\$13,352.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$1,705.24	\$1,705.24
Not For Profit		Local PILOT	\$0.00	\$0.00
Date Project approved	3/14/2019	School District PILOT	\$2,465.17	\$2,465.17
Did IDA took Title to Property	Yes	Total PILOT	\$4,170.41	\$4,170.41
Date IDA Took Title to Property	3/1/2020	Net Exemptions	-\$4,170.41	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	11.00	
Address Line1	Florida Business Park Ext	Original Estimate of Jobs to be Created	18.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	26,077.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	25,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00	
Zip - Plus4	12010	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	27,000.00	
Province/Region		Current # of FTEs	20.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	9.00	
Applicant Name	Edward Piglavento Jr and Michael Piglavento Rental Partnership			
Address Line1	State Highway Route 5S	Project Status		
Address Line2				
City	AMSTERDAM	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12010	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
8	\$2,421,372.40	\$2,972,754.80	(\$551,382.40)	568



Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Additional Comments





Certified Financial Audit for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments
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Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	

URL (If Applicable)	Attachments
---------------------	-------------

Question	Response
3. Has the Authority's independent auditor issued a Report on Internal Controls Over Financial Reporting to the Authority?	

URL (If Applicable)	Attachments
---------------------	-------------

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments
---------------------	-------------

**Additional Comments**





Certified Financial Audit for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date : N/A

**Financial Documents**

Question	Response
1. Attach the independent audit of the Authority's financial statements.	N/A

URL (If Applicable)	Attachments

Question	Response
2. Has the Authority's independent auditor issued a management letter to the Authority in connection with its audit of the Authority's financial statements?	

URL (If Applicable)	Attachments

Question	Response
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URL (If Applicable)	Attachments

Question	Response
4. Attach any other communication required or allowed by government auditing standards issued by the Comptroller General of the United States to be issued by the Authority's independent auditor in connection with its annual audit of the Authority's financial statements.	

URL (If Applicable)	Attachments

**Additional Comments**







Investment Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 03/06/2024  
Status: UNSUBMITTED  
Certified Date: N/A

Investment Information

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

Additional Comments



Procurement Report for Montgomery County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Information:**

Question	Response	URL (If Applicable)
1. Does the Authority have procurement guidelines?	Yes	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
2. Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3. Does the Authority allow for exceptions to the procurement guidelines?	No	
4. Does the Authority assign credit cards to employees for travel and/or business purchases?	Yes	
5. Does the Authority require prospective bidders to sign a non-collusion agreement?	No	
6. Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	Yes	
7. Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8. Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a. If Yes, was a record made of this impermissible contact?		
9. Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	Yes	



Procurement Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

**Procurement Transactions Listing:**

1. Vendor Name	Camoin Associates	Address Line1	PO Box 3547
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	SARATOGA SPRINGS
Award Date	6/8/2021	State	NY
End Date		Postal Code	12866
Fair Market Value	\$110,000.00	Plus 4	
Amount	\$110,000.00	Province/Region	
Amount Expended For Fiscal Year	\$48,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Marketing Strategic plan

2. Vendor Name	Conti Appraisal	Address Line1	614 Route 9W
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	GLENMONT
Award Date	5/9/2019	State	NY
End Date		Postal Code	12077
Fair Market Value	\$10,000.00	Plus 4	
Amount	\$10,000.00	Province/Region	
Amount Expended For Fiscal Year	\$2,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Various Appraisals on vacant land

Procurement Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

3. Vendor Name	Empire Solutions	Address Line1	26 Zachary Taylor Street
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	STONY POINT
Award Date	4/1/2022	State	NY
End Date	2/1/2023	Postal Code	10980
Fair Market Value	\$8,000.00	Plus 4	
Amount	\$8,000.00	Province/Region	
Amount Expended For Fiscal Year	\$88,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Marketing - @ \$8000/month plus expenses

4. Vendor Name	John McDonald Engineering	Address Line1	7 South Church Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SCHENECTADY
Award Date	2/14/2008	State	NY
End Date		Postal Code	12305
Fair Market Value		Plus 4	
Amount	\$167,643.00	Province/Region	
Amount Expended For Fiscal Year	\$1,479.35	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Amended Contract Environmental II Glen Park originally dated 2006 - Amended 2021



Procurement Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

5. Vendor Name	John McDonald Engineering/AE Prime Group	Address Line1	7 South Church Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	SCHENECTADY
Award Date	10/25/2017	State	NY
End Date		Postal Code	12305
Fair Market Value	\$150,000.00	Plus 4	
Amount	\$150,000.00	Province/Region	
Amount Expended For Fiscal Year	\$27,063.63	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Florida Business Park Ext - North 50000.00 - 2015 50000.00-2020 50000.00-2021

6. Vendor Name	John McDonald Engineering/Prime AE Group	Address Line1	7 South Church Street
Type of Procurement	Design and Construction/Maintenance	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	SCHENECTADY
Award Date	10/18/2007	State	NY
End Date		Postal Code	12305
Fair Market Value		Plus 4	
Amount	\$825,245.00	Province/Region	
Amount Expended For Fiscal Year	\$0.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Amended Florida Park Ext Amended 2016 Amended 2018 Amended 2019

Procurement Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/06/2024  
 Status: UNSUBMITTED  
 Certified Date : N/A

7. Vendor Name	Montgomery County	Address Line1	20 Park Street
Type of Procurement	Staffing Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	FONDA
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	12068
Fair Market Value	\$17,500.00	Plus 4	
Amount	\$17,500.00	Province/Region	
Amount Expended For Fiscal Year	\$17,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Admin Contract

8. Vendor Name	Placer Labs, Inc	Address Line1	340 S Lemon Ave #1277
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	WALNUT
Award Date	9/12/2023	State	CA
End Date	9/11/2024	Postal Code	91789
Fair Market Value	\$12,500.00	Plus 4	
Amount	\$12,500.00	Province/Region	
Amount Expended For Fiscal Year	\$12,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Analytics Platform





Procurement Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/06/2024  
Status: UNSUBMITTED  
Certified Date : N/A

9. Vendor Name	West & Company	Address Line1	97 W Main Street
Type of Procurement	Financial Services	Address Line2	
Award Process	Authority Contract - Non-Competitive Bid	City	GLOVERSVILLE
Award Date	1/1/2023	State	NY
End Date	12/31/2023	Postal Code	12078
Fair Market Value	\$9,000.00	Plus 4	
Amount	\$9,000.00	Province/Region	
Amount Expended For Fiscal Year	\$9,000.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	External Auditors

Additional Comments



**RESOLUTION ADOPTING 2024 MISSION STATEMENT AND MEASUREMENT  
REPORT**

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 113 Park Drive, Fultonville, New York on March 21, 2024, at 3:30 o’clock p.m., local time.

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

<b>PRESENT:</b>	
Matthew Beck	Chair
Mark Kowalczyk	Vice-Chair
Cheryl Reese	Treasurer
Brent Phetteplace	Secretary
Amanda Auricchio, Esq.	Member
Laurie Weingart	Member
Edward Watt	Member

**ABSENT:**

<b>THE FOLLOWING PERSONS WERE ALSO PRESENT:</b>	
Kenneth F. Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Stephanie Battisti	Economic Dev. Specialist
Andrew Santillo	Staff Assistant
A. Joseph Scott, Esq.	Agency Counsel

The following resolution was offered by \_\_\_\_\_, seconded by \_\_\_\_\_, to wit:

Resolution No. 24-05

**RESOLUTION ADOPTING 2024 MISSION STATEMENT AND MEASUREMENT  
REPORT**

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 2009 Public Authorities Reform Act added a new Section 2824-a in the Public Authorities Law requiring state and local public authorities to develop and adopt a mission statement and establish performance measures and review those annually,

RESOLVED, that the Montgomery County Industrial Development Agency's Board of Directors hereby adopts the Performance Measures and Measurement Report for 2024 attached hereto as Attachment A, 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:

Matthew Beck	VOTING
Mark Kowalczyk	VOTING
Cheryl Reese	VOTING
Brent Phetteplace	VOTING
Amanda Auricchio, Esq.	VOTING
Laurie Weingart	VOTING
Edward Watt	VOTING

The foregoing Resolution No. 24-05 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 March 21, 2024 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 respect 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

(S E A L)

## **Attachment A**

## **New York State Local Public Authority Mission Statement and Measurement Report**

**Local Public Authority Name:** Montgomery County Industrial Development Agency

**Fiscal Year:** January 2024– December 31, 2024

**Enabling Legislation:** Industrial development agencies (“IDAs”) are formed under Article 18-A of New York State General Municipal Law, as public benefit corporations. IDAs were created to actively promote, encourage, attract and develop job and recreational opportunities and economically-sound commerce and industry in cities, towns, villages and counties throughout New York State (the “State”). IDAs are empowered to provide financial assistance to private entities through tax incentives in order to promote the economic welfare, prosperity and recreational opportunities for residents of a municipality (“Benefited Municipality”).

**Mission Statement:** *The Montgomery County Industrial Development Agency was created in 1970 as a public benefit corporation of the State of New York. The MCIDA's mission is to assist in creating and maintaining jobs, thereby strengthening the economic base of the community as well as improving the quality of life of the residents of Montgomery County. This mission is accomplished by providing access to real estate solutions through the development of “shovel ready industrial parks”, offering financial assistance and incentives along with business development and technical assistance to businesses looking to expand or locate in Montgomery County.*

**Date Adopted:** March 21, 2024

### **2023 Measurements and 2024 Report On Those Measurements:**

**A. Assist at least five existing firms with some combination of funding, technical assistance, and problem solving.**

The Agency assisted numerous firms and not-for-profit employers in the reporting period with technical assistance, grant applications and procurement, financial assistance, and outreach campaigns. The Agency initiated periodic informational campaigns targeted to over 100 area businesses and not-for-profit employers detailing services and programs available through State, Federal and Local Agencies.

The Agency in conjunction with Montgomery County continued the Small Business of the Month Award highlighting area businesses that are making a difference in their community.

The Agency updated and expanded its Buy It in Montgomery County campaign for area businesses and increased their presence on the new County Tourism website.

**B. Through some combination of funding, technical assistance, and problem solving secure new Job Creation and Capital Investment Commitments.**



Golf Course Apartments, LLC- The Agency received and approved an application from Golf Course Apartments, LLC for a \$3.7 million 40-unit senior apartment complex exclusively available to those 55 and older and offering independent living options. The project, located in the Town of Amsterdam, broke ground in the Fall with the first units anticipated to be available in the summer of 2024.

DG Northeast, LLC- The Agency finalized processing an application from DG Distribution Northeast, LLC (Dollar General) for the possible construction of an approximately 150,000 sq. ft. perishable goods distribution center. The Agency held a public hearing on the project and approved the project for a lease/leaseback with the Agency. The company anticipates that the project would create up to 150 jobs. The company received final local Site Plan approval in 2023 and is currently waiting on final permits from State and Federal Agencies. It is anticipated that ground will be broken in 2024.

Exit 29 Redevelopment Project- Demolition and abatement contract was awarded by the County to demolish and remediate the remaining structures on the western side of the Exit 29 Redevelopment site. A contract for the work was awarded to Ritter and Paratore Contracting Inc. located in Utica by the County after a Public Bid process. Agency staff continues to administer oversight of the Redevelopment Project and contracts.

E29 Labs Invests in Canajoharie – Progress continues at the Exit 29 Redevelopment Site (east side), in Canajoharie, with investors from E29 Labs continuing with hitting benchmarks on their purchase-and-sale agreement with the County on a portion of the former Beech-Nut Foods plant. Under the terms of the agreement with E29 Labs, Montgomery County received a non-refundable deposit against a \$550,000 purchase price for the land encompassing their portion of the site. E29 Labs is a team of experienced commercial cannabis production professional that are poised to capitalize on the recent legalization of the industry by the state of New York. In 2023 E29 Labs submitted their application for processing and cultivation to the State of New York and is currently awaiting announcements from the State on the status of their application. This anticipated announcement has the potential to realize significant private investment by the company, as well as the creation of job opportunities and additionally generate critical new revenue streams for the county, as well as the Village and Town of Canajoharie. Redevelopment of the Exit 29 site continues to be a centralized focus of the county's Economic Development office and the Agency, more than 10 years since the site became vacant.

County Micro Grant – The Agency received a New York State Office of Homes & Community Renewal's Community Development Block Grant award in the amount of \$300,000 for a microenterprise grant program. This program targets start-up and expanding businesses throughout the boundaries of Montgomery County. The program provides much needed working capital and financing, in order to get these businesses off the ground or allowing them to get to the next level of economic prosperity. The department will begin accepting applications in early 2024.

DAIM Logistics Expansion Projects – In late 2022 the Agency authorized the sale of 200 acres to DAIM's Expansion projects. The Agency is holding a Note on the property which closed in

November of 2023. The Agency authorized an additional sale of approximately 14 acres of land in the Glen Canal View Business Park to Peters Properties Holdings, LLC, to be utilized for future expansion of the DAIM Logistics existing operations in the park.

**C. Work cooperatively with local governments and school districts to further economic development progress.**

In 2023, the Agency worked with various municipalities on a variety of strategic initiatives and projects. Projects ranged from community development projects to private sector initiatives which and some are highlighted here.

National Grid Grant – The Agency, on behalf of the City of Amsterdam, continued to administer a grant awarded through National Grid’s Strategic Economic Development Outreach Program for marketing funds being used by the City of Amsterdam. This \$135,000 grant award is being matched for a marketing initiative to properly position the County and the City for future economic and job development initiatives. This is to help amplify the work being done surrounding the successful Downtown Revitalization Initiative (DRI) award that Amsterdam received in 2018.

EPA Assessment Grant- In 2020, the County was awarded a \$300,000 Community Wide Hazardous Substances Assessment grant that through the Environmental Protection Agency that is being administered by the Staff of the Agency. In 2023, the consultant hired through this grant worked on a Phase II environmental study for a site in the City of Amsterdam which was subsequently awarded RESTORE NY funds for abatement and demolition in order to be marketed to developers.

**D. Continue to focus on Exit 29 Redevelopment Project by applying for additional grant opportunities as well as implement the work plans associated with the grants received to date on the project.**

Progress continued at the Exit 29 Redevelopment Site in Canajoharie throughout 2023. Demolition and abatement contract was awarded by the County to demolish and remediate the remaining structures on the western side of the Exit 29 Redevelopment site. A contract for the work was awarded to Ritter and Paratore Contracting Inc. located in Utica by the County after a Public Bid process. Demolition and abatement was on-going through 2023. Agency staff continues to administer oversight of the Redevelopment Project and contracts.

E29 Labs continued hitting benchmarks on their purchase-and-sale agreement with the County on a portion of the former Beech-Nut Foods plant. Under the terms of the agreement with E29 Labs, Montgomery County received a non-refundable deposit against a \$550,000 purchase price for the land encompassing their portion of the site. E29 Labs is a team of experienced commercial cannabis production professionals that are poised to capitalize on the recent legalization of the industry by the state of New York. In 2023 E29 Labs submitted their application for processing and cultivation to the State of New York and is currently awaiting announcements from the State on the status of their application. This anticipated announcement has the potential to realize significant private investment by the company, as well as the creation of job opportunities and additionally generate critical new revenue streams for the county, as well as the Village and Town of Canajoharie.

Redevelopment of the Exit 29 site continues to be a centralized focus of the county's Economic Development office and the Agency, more than 10 years since the site became vacant.

**E. Continue Implementing the Marketing on behalf of the County to further the Agency's Mission**

The Montgomery County Blueprint Plan has been an ongoing process to identify current and emerging industries that are suited for the County. The Montgomery County Blueprint Plan has been completed with the final phase being implemented. This proposal received an award from the Consolidated Funding Application (CFA) announcements in 2019, however was held up due to the 2020 pandemic. The reimbursement from NYS is set to be reviewed by their board in May. The Agency also received a National Grid grant from their Strategic Economic Development Outreach program to offset the costs of this initiative, which has been fully reimbursed to the Agency.

The Agency hired Engines of Creation in Amsterdam to redesign the Agency's website as a recommendation from the planning process and to provide a higher quality marketing strategy. The website redesign was completed and launched in the fall of 2023. The overall goal of the plan was to identify current and emerging industries that are suited for Montgomery County. The agency hired Camoin Associates to develop and deliver the Montgomery County Business Attraction Blueprint. Through an abundance of research, interviews and communication with Agency Staff, Camoin has produced a number of document including the final Business Blueprint Report, the final Marketing Report, and four industry specific spec sheets for the purpose of business attraction. Camoin and the Agency are currently implementing the marketing plan, which will continue for the foreseeable future. This plan has not only provided an economic assessment of the county and the surrounding regions, but will also help with producing some tangible results for Montgomery County.

**2024 Measurements:**

- A. Assist at least five existing firms with some combination of funding, technical assistance, and problem solving.
- B. Through some combination of funding, technical assistance, and problem solving secure new Job Creation and Capital Investment Commitments.
- C. Work cooperatively with local governments and school districts to further economic development progress.
- D. Continue to focus on the Exit 29 Redevelopment Project by implementing the work plans associated with the grants received to date on the project.
- E. Continue Implementing Marketing on behalf of the County to further the Agency's mission.

**Authority Stakeholder(s):** Authority Stakeholders include the following: (A) The Montgomery County Legislature (B) The residents of Montgomery County, (C) The businesses located or intending to locate in the County, (D) School districts located within the County, (E) the State of New York, and (F) local workforce.

**Authority Beneficiaries:** The residents, businesses and taxing jurisdictions of Montgomery County

**Authority Customers:** The Business and Not-for-Profit establishments of Montgomery County

**Authority self-evaluation of prior year performance** (based upon established measurements): To Be provided by March 31, 2025 related to 2024 performance.

**Governance Certification:**

1. Have the Board Members acknowledged that they have read and understood the mission of the public authority?

Yes

2. Who has the power to appoint management of the public authority?

The Board Members

3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority.



Yes

4. Briefly describe the role of the Board and the role of management in the implementation of the mission.

The role of the Board regarding the implementation of the public authority's mission is to provide strategic input, guidance, oversight, mission authorization, policy setting and validation of the authority's mission, measurements and results. The role of management is to collaborate with the board in strategy development / strategy authorization and to implement established programs, processes, activities and policies to achieve the public authority's mission.

5. Has the Board acknowledged that they have read and understood the response to each of these questions?

Yes

# MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## 2023 ASSESSMENT OF INTERNAL CONTROLS

The Montgomery County Industrial Development Agency (MCIDA) is a public benefit corporation authorized and empowered by the provisions of Chapter 1030 of 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 and recreation 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.

The mission of the agency is to assist in creating and maintaining jobs, thereby strengthening the economic base of the community as well as improving the quality of life of the residents of Montgomery County. This mission is accomplished by providing access to real estate solutions through the development of "shovel ready industrial parks", offering financial assistance and incentives along with business development and technical assistance to businesses looking to expand or locate in Montgomery County.

The MCIDA has a seven-member board of directors appointed by the Montgomery County Legislature. It is supported financially by Montgomery County, its own project administration generated fees, and administration fees from the County Revolving Loan Fund. Operating staff consists of: Chief Executive Officer (CEO), Chief Financial Officer (CFO), Economic Development Specialist and Economic Development Program Assistant.

The MCIDA administers two revolving loan funds that are currently available to manufacturing and small businesses in Montgomery County. In addition, the MCIDA is authorized to offer certain incentives to qualifying businesses when they make investments in Montgomery County that will lead to the creation or retention of jobs. These incentives may include:

- ***Tax-Exempt and Taxable Bonds***

Fund most or all project costs with this incentive. The MCIDA makes low-interest industrial revenue bonds (IRBs) available to qualifying manufacturers. These bonds encourage lenders to provide project financing at interest rates below market and apply to the cost of land, buildings and equipment.

- ***Real Property Tax Abatement***  
MCIDA negotiates payments in lieu of taxes (PILOTs) on real property.
- ***Sales and Use Tax Exemption***  
Benefit from tax exemptions of up to 8 percent on non-production equipment and construction materials.
- ***Mortgage Recording Exemption***  
Finance a mortgage with a tax exemption of 3 to 4 percent on the amount financed.

Part of the administration of the revolving loan funds and the PILOT program requires billing and receiving payments on all open loans and PILOT's. Payments are received in this office as accounts become due. Cash payments are discouraged. In addition, the MCIDA processes accounts payable regularly and is responsible for a portion of the payroll functions. The Agency utilizes ADP for payroll processing.

The receipt and recording of the mail is performed by the Program Assistant and reviewed by the CFO, thus adequately addressing the need for the segregation of duties. The receipt and recording of payments are processed in the company records, recorded in QuickBooks; and deposited in the applicable bank. The following is a review of the Internal Control System currently in place:

- All checks require two signatures
- All paid bills are audited by an appointed member of the board monthly at minimum
- All bank accounts are recorded through QuickBooks (accounting program) which allows for simple and clear tracking and reporting of all transactions
- Amortization Statements are prepared at the loan closing and payments are sent to the Montgomery County Treasurer for processing.
- The CFO calculates and prepares all PILOT bills
- As payments come in the Program Assistant opens, makes copies and turns them over to the CFO to be reviewed and distributed to the applicable taxing jurisdiction
- A tracking sheet is prepared regularly by the CFO that includes all revolving loan, a copy is provided to the Executive Director
- A tracking sheet is prepared regularly by the CFO in regards to all PILOT billing and payment activity, a copy is provided to the Executive Director routinely
- The RLF tracking sheet is emailed to the full Board of Directors for review prior to each board meeting and a paper copy is also provided to everyone at the meeting. The PILOT tracking is emailed as necessary as well
- The CFO reconciles all bank statements monthly and reports any discrepancies to the Board Treasurer
- The CFO prepares a monthly operating financial report using QuickBooks that is provided each month to the board for review, inquiries and approval
- A print out of the monthly check register transactions is provided each month to the board for review, inquiries and approval
- A full audit is conducted by an independent auditor annually to review the finances, operations, and the internal control programs and procedures of the MCIDA. This

report is provided to the Board of Directors, the NYS Authorities Budget Office, State Comptroller, Montgomery County Executive and is made available on the MCIDA web site at [www.montgomerycountyworks.com](http://www.montgomerycountyworks.com)

The Chief Executive Officer and the Board of Directors is responsible to provide oversight of all of operations of the MCIDA.

This statement certifies that management and the board of directors have documented and assessed the internal control structure and procedures of the Montgomery County Industrial Development Agency for the year ending December 31, 2023. This assessment found the authority's internal controls to be adequate, and to the extent that deficiencies were identified, the authority has developed corrective action plans to reduce any corresponding risk.

No deficiencies were identified; therefore, no Management Letter was issued.

Completed: March 1, 2024

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Kenneth Rose, CEO

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Sheila Snell, CFO



**Montgomery County Industrial Development Agency  
Real Property Transaction Summary  
Year Ending 12/31/2023**

<b>Property Description</b>	<b>Transaction Type</b>	<b>Purchaser/ Seller</b>	<b>Est. Fair Market Value</b>	<b>Fair Market Description</b>	<b>Purchase/ Sale Price</b>
Glen Canal View Business Park (198.3 acres) 52-4-03.411	Conveyance	131 Riverside LLC/MCIDA	\$430,000	Appraisal	\$406,000

**Montgomery County Industrial Development Agency  
Personal Property Transaction Summary  
Year Ending 12/31/2023**

<b>Property Description</b>	<b>Transaction Type</b>	<b>Purchaser/ Seller</b>	<b>Est. Fair Market Value</b>	<b>Fair Market Description</b>	<b>Purchase/ Sale Price</b>
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NONE

**Montgomery County Industrial Development Agency  
Real Property Inventory  
Year Ending 12/31/2023**

<b>Property Description</b>	<b>SBL#</b>	<b>Property Size</b>	<b>Property Address</b>
Florida Business Park	38.-1-13.2	7.4 acres	Route 5S, Florida
Florida Business Park	54-1-20.22	35.8 acres	Route 5S, Florida
Florida Business Park	54-1-21.2	120 acres	Route 5S, Florida
Florida Business Park	54-1-32.2	2 acres	Route 5S, Florida
Florida Business Park	54-1-34.12	20.9 acres	Route 5S, Florida
Florida Business Park	54-1-34.13	19.9 acres	Route 5S, Florida
Florida Business Park	54-1-34.14	30 acres	Route 5S, Florida
Florida Business Park	54-1-35.2	8.4 acres	Route 5S, Florida
Florida Business Park	54-1-61	1.2 acres	Route 5S, Florida
Florida Business Park Ext.	54-2-2.31	54.4 acres	Route 5S, Florida
Glen Canal View Business Park	52-4-03.112	23.4 acres	Route 5S, Glen
Glen Canal View Business Park	52-4-03.3	14 acres	Route 5S, Glen
Glen Canal View Business Park	52-4-03.412	8.6 acres	Route 5S, Glen
Glen Canal View Business Park	52-4-03.413	3.7 acres	Route 5S, Glen
Glen Canal View Business Park	52-4-03.414	2.2 acres	Route 5S, Glen