

Montgomery County Industrial Development Agency Meeting
April 24, 2025
Meeting Minutes

MEMBERS PRESENT:

Matthew Beck, Chair
Cheryl Reese, Treasurer
Brent Phetteplace, Secretary
Edward Watt, Member
Jessica Cyr, Member
Daniel Roth, Member

STAFF MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mark Kowalczyk (present via phone, non-voting)

OTHERS PRESENT:

Jeff D'Amore, Cushman/Pyramid
Jack Kelley, Enterprise New York, LLC

I. Call to Order

The meeting was called to order by Chairman Beck at 3:35 p.m.

II. Minutes

A motion was made by Cheryl Reese, seconded by Matthew Beck, to approve the Audit Committee meeting minutes from March 13, 2025. All members present voted in favor.

A motion was made by Brent Phetteplace, seconded by Jessica Cyr, to approve the Governance Committee meeting minutes from March 13, 2025. All members present voted in favor.

A motion was made by Cheryl Reese, seconded by Matthew Beck, to approve the meeting minutes from the IDA regular meeting of March 13, 2025. All members present voted in favor.

III. Communications

There were no communications.

IV. Public Comments

There was no public comment.

V. Chair's Report

There was no Chair's Report.

VI. Director's Report

Mr. Ken Rose updated the board on the piece of land in the Florida Business Park Extension that NYSDOT had maintenance jurisdiction over. NYSDOT released its maintenance jurisdiction and the county closed on that transaction and the updated subdivision map has been received. That map has been filed with the County Clerk's office and the closing with Dollar General for its project can now proceed.

Construction has started on the Eco Flats at Log City project on in the Town of Amsterdam. The Dutch Hollow project on Golf Course Road, in the Town of Amsterdam, is also moving along and a site visit and ribbon cutting will be scheduled, as it is the first housing developments for the IDA.

The Village of Canajoharie was named a Round 3 NY Forward award recipient. The first Local Planning Committee (LPC) meeting with representatives from state departments of Transportation, State, Homes & Community Renewal, Empire State Development and the village took place, as did a walk through. The planning timeframe should be about seven months long.

The subdivision application for the Town Planning Board has been signed for the proposed Winn Construction Inc., project, which is located in the Florida Business Park Extension. The company will officially present to the Town of Florida to undergo its review process.

VII. Financial Report

A. Financial Transactions

Ms. Sheila Snell stated that the financial transaction reports are included in the Agency Board member's packets for January through March, due to the audit that was completed.

A motion was made by Edward Watt, second by Brent Phetteplace, to approve the financial transactions.

B. Revolving Loan Fund Report

Ms. Snell said that the Revolving Loan Fund is included in the Agency Board members' packets and there wasn't anything unusual to report.

A motion was made by Edward Watt, seconded by Cheryl Reese, to enter into executive session to discuss company financials and real estate transactions, which, if made public, could affect the nature of those transactions at 3:42 p.m. All members present were in favor.

A motion was made by Brent Phetteplace, seconded by Jessica Cyr, to adjourn executive session at 5:52 p.m. All members present were in favor. No action was taken in Executive Session.

VIII. Marketing & Tourism Report

Mr. Vincenzo Nicosia said that marketing work is ongoing with Camoin Associates, with items progressing. The Small Business of the Month was the Medicine Shoppe, from Ft. Plain. The microenterprise grant program applications are available and are due on May 1. Montgomery County Restaurant Week is next week (April 28-May 4), and we have 15 or 16 restaurants already signed up.

IX. Unfinished Business

A. Exit 29 Redevelopment Project Updates

Mr. Ken Rose reported that at the County Legislature's meeting earlier in the week, it had voted to extend the purchase and sale agreement with Pennrose for another six months.

X. New Business

A. Marketing Services

The department has been working with Camoin Associates on some lead generation and web tracking information. There have been good meetings and some traction working with Camoin's ProspectEngage tool.

The following resolution was offered by Cheryl Reese, seconded by Matthew Beck, to wit:

RESOLUTION APPROVING EWA-2 CAMOIN ASSOCIATES-ECONOMIC DEVELOPMENT PROGRAM STRATEGY

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

Cheryl Reese	VOTING	YES
Matthew Beck	VOTING	YES
Mark Kowalczyk	VOTING	ABSENT
Brent Phetteplace	VOTING	YES
Edward Watt	VOTING	YES
Jessica Cyr	VOTING	YES
Daniel Roth	VOTING	YES

The foregoing Resolution No. 25-10 was thereupon declared duly adopted

B. Annual Project Assessment Review

Ms. Sheila Snell reported that the Annual Assessment Project Review is included for the board. This is a document to show staff is doing its due diligence tracking projects, Payment In Lieu Of Taxes (PILOTs), exemptions and loans. This document is a requirement of the Authorities Budget Office (ABO) and is available on the department's website.

IX. Adjournment

A motion was made by Cheryl Reese, seconded by Jessica Cyr, to adjourn the meeting at 5:59 p.m. All members present were in favor.

Respectfully submitted,



Andrew Santillo

**RESOLUTION APPROVING EWA-2 CAMOIN ASSOCIATES-ECONOMIC
DEVELOPMENT PROGRAM STRATEGY**

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 Montgomery County Business Development Center, 113 Park Drive, Fultonville, New York on April 24, 2025, at 3:35 P.M. o'clock p.m., local time.

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

PRESENT:

Matthew Beck	Chair
Cheryl Reese	Treasurer
Brent Phetteplace	Secretary
Jessica Cyr	Member
Daniel Roth	Member
Edward Watt	Member

ABSENT:

Mark Kowalczyk	Vice Chair
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THE FOLLOWING PERSONS WERE ALSO PRESENT:

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Development
Andy Santillo	Staff Assistant

The following resolution was offered by Cheryl Reese, seconded by Matthew Beck, to wit:

Resolution No. 25-10

**RESOLUTION APPROVING EWA 2 CAMOIN ASSOCIATES-ECONOMIC
DEVELOPMENT PROGRAM STRATEGY**

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, to properly position the County for future economic and job development initiatives, the Agency, applied through Empire State Development's Strategic Planning Feasibility Study program to develop an Economic Development Strategy; and

WHEREAS, the Agency per Resolution 21-12 the Agency hired Camoin Associates "contractor" to carry out the development and support the implementation of the Economic Development Strategy; and

WHEREAS, the Agency per Resolution 24-08 authorized EWA-1 to continue implementing the Economic Development Strategy; and

WHEREAS, the Agency wishes to continue additional implementation of the program through a Sponsored Ad Campaign and targeted marketing for sites within the County; and

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

Section 1. The Agency hereby determines to: Enter into a contract amendment with Camoin Associates (the "Contractor") for the purposes of undertaking additional work as it relates to the Sponsored Ads Campaign for an amount not to exceed \$20,000 plus reimbursables.

Section 2. Any action heretofore taken by the Agency, its officers or its staff in carrying out the matters contemplated by this Resolution is hereby ratified, confirmed and approved.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of this Resolution, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of this Resolution.

Section 4. This Resolution shall take effect immediately.

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

Matthew Beck
Mark Kowalczyk

VOTING	YES
VOTING	ABSENT

Cheryl Reese	VOTING	YES
Brent Phetteplace	VOTING	YES
Jessica Cyr	VOTING	YES
Daniel Roth	VOTING	YES
Edward Watt	VOTING	YES

The foregoing Resolution No. 25-10 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 April 24, 2025 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 _____, 2025.



(Assistant) Secretary

(S E A L)