



Montgomery County Industrial Development Agency
Meeting
Agenda June 12, 2025

- I. Call to Order
- II. Minutes
 - A. Regular Meeting-April 24, 2025
- III. Communications
- IV. Public Comments
- V. Chair's Report
- VI. Director's Report
- VII. Financial Report
 - A. Financial Report
 - B. Revolving Loan Fund
- VIII. Marketing Report
- IX. Unfinished Business
 - A. Exit 29 Redevelopment Project Updates
- X. New Business
 - A. Revolving Loan Fund Application
 - B. Florida Business Park Extension Engineering
- X. Adjournment



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
Andrew 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
VOTING

YES
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)

MCIDA

Balance Sheet As of May 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	
200.1 NBT-General Fund	15,180.26
200.2 NBT-MMDA	2,142,615.35
200.4 NBT-USDA	96,840.98
200.7 NBT Payroll	5,628.29
Total 200 Cash	2,260,264.88
Total Bank Accounts	\$2,260,264.88
Other Current Assets	
253 Loan Receivable	267,638.03
255 Accounts Receivable	0.00
420 Due from Other Government	0.00
420.1 Due From Montgomery County	0.00
420.2 Due From CRC	0.00
Total 420 Due from Other Government	0.00
480 Prepays	
480.1 Prepaid Expenses	0.00
480.2 Prepaid Insurance	5,299.19
480.3 Prepaid Marketing	0.00
Total 480 Prepays	5,299.19
Total Other Current Assets	\$272,937.22
Total Current Assets	\$2,533,202.10
Other Assets	
100.1 GP-Land Adams Purchase	64,439.69
100.10 Clark-Ld Dvlp(TBK)-Phs II	44,726.90
100.2 GP Lnd EdwardClark Prchs	0.00
100.20 Land FP- Gage Parcel	7,534.25
100.23 FP Land-Lot1 Parcel A	11,003.85
100.28 FP Land Lot 1 Parcel AA	9,859.60
100.29 FP Land New Account	-100.00
100.30 FP Land Bushman Property	115,886.81
100.31 FP Land Trnsfr-Twn Florida	9,282.93
100.32 FP Land Transfer to NYSDOT	1.00
100.33 FP Land Cell Tower	6,329.14
100.40 FP Extension	987,405.02
100.50 Land-Parking Lot	10.00
100.51 Prkng Lot Lease Hld Imprv	97,530.23

MCIDA

Balance Sheet As of May 31, 2025

	TOTAL
100.52 NBT-Parking Lot Accum Depr	-97,812.63
101 101 Inventory Asset Exit 29	800,069.00
251 Lease Receivable-NBT	0.00
Total Other Assets	\$2,056,165.79
TOTAL ASSETS	\$4,589,367.89
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
600 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
605 Accounts Payable-Misc	67,196.15
610 Deposits/Retainers	0.00
615 Deposits/Options	0.00
620 PILOTS Clearing Account	-560.44
622 PILOT Clearing BeechNut	0.00
635 Due to Montgomery Cty Misc	271,574.64
640 Salary Payable-County Admi	0.00
645 Payroll Tax Withholding	0.00
660 Deferred Revenues	
660.1 Dfrrd Int Revenue-NBT	0.00
660.5 Def Int Rev - Cell Tower	0.00
Total 660 Deferred Revenues	0.00
660.2 Deferred Revenue-GP Note	18,428.74
690 Overpayments & Charges	0.00
Total Other Current Liabilities	\$356,639.09
Total Current Liabilities	\$356,639.09
Long-Term Liabilities	
630 Due to Other Gov'ts	0.00
630.1 Due To MC3 Development	599,566.55
630.2 Due To MC Parks	295,000.00
630.3 Due To MC-Parks Res 108-97	585,622.68
630.4 Due To MC-IAP Reimbursemnt	369,634.53
Total 630 Due to Other Gov'ts	1,849,823.76
650 USDA Clearing Account	0.00
Total Long-Term Liabilities	\$1,849,823.76
Total Liabilities	\$2,206,462.85

MCIDA

Balance Sheet

As of May 31, 2025

		TOTAL
Equity		
920 Opening Bal Equity		1,611,682.78
921 Retained Earnings		310,405.02
922 Retained Earnings - USDA		83,418.86
Net Income		377,398.38
Total Equity		\$2,382,905.04
TOTAL LIABILITIES AND EQUITY		\$4,589,367.89

MCIDA

Profit and Loss

January 1 - June 4, 2025

	TOTAL
Income	
2205 Other Revenue	50,000.00
2220 Agency Fees (Projects)	267,303.40
2221 Revenue_Administrative Fees	83,907.96
2401 Interest & Earnings	
2401.1 Bank Interest-NBT Gen Fd	2.93
2401.2 Bank Interest-NBT MMDA	14,793.19
2401.3 Bank Interest-USDA	995.39
Total 2401 Interest & Earnings	15,791.51
2405 Interest on Mortgages/Leases	
2405.5 Revenue-NBT Parking Lot	3,750.00
Total 2405 Interest on Mortgages/Leases	3,750.00
2660 Income from Sale of Land	15,015.74
Total Income	\$435,768.61
GROSS PROFIT	\$435,768.61
Expenses	
6110 Professional Fees	3,350.00
6125 Auditing	11,000.00
6145 Appraisal Expense	2,500.00
6150 Contributions Expense	1,100.00
6160 Insurance Expense	5,378.82
6165 Bank Service Charges	15.00
6175 General Office Expense	5,498.73
6210 Property Taxes Expense	417.38
6460 Depreciation Expense	1,354.75
9000 Payroll	24,115.52
9005 Payroll Taxes	2,600.14
9010 Payroll Fees (Paychex)	1,039.89
Total Expenses	\$58,370.23
NET OPERATING INCOME	\$377,398.38
NET INCOME	\$377,398.38

MCIDA
Transaction Report
May 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
Cash								
NBT-General Fund								
Beginning Balance								19,341.96
05/15/2025	Check	8708	Erie Canalway Heritage Fund	Inv#2025-0825	200.1 Cash:NBT-General Fund	6150 Contributions Expense	-1,000.00	18,341.96
05/15/2025	Check	8709	Say It With Signs	Invoice #8077 & 7725 Plaques	200.1 Cash:NBT-General Fund	6175 General Office Expense	-199.80	18,142.16
05/15/2025	Check	8710	Camion Associates, Inc.	Strategy Sponsored Ads May payment	200.1 Cash:NBT-General Fund	6110 Professional Fees	-400.00	17,742.16
05/15/2025	Check	8711	Camion Associates, Inc.	Prospect Engagement Conference Meeting - Inv#21224	200.1 Cash:NBT-General Fund	6110 Professional Fees	-1,350.00	16,392.16
05/15/2025	Check	8712	Cintas Corp	Inv#4228213304	200.1 Cash:NBT-General Fund	6175 General Office Expense	-53.57	16,338.59
05/15/2025	Check	8713	Elan Financial Services	CC # ending 8108	200.1 Cash:NBT-General Fund	6175 General Office Expense	-1,158.77	15,179.82
05/31/2025	Deposit	INTEREST		Interest Earned	200.1 Cash:NBT-General Fund	2401.1 Interest & Earnings:Bank Interest-NBT Gen Fd	0.44	15,180.26
Total for NBT-General Fund							\$ - 4,161.70	
Total for Cash							\$ - 4,161.70	
TOTAL							\$ - 4,161.70	

MCIDA
Transaction Report
May 2025

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
Cash								
NBT-MMDA								
Beginning Balance								
05/02/2025	Deposit		NBT Bank		200.2 Cash:NBT-MMDA	-Split-	4,969.32	2,133,106.62
05/31/2025	Deposit		INTEREST	Interest Earned	200.2 Cash:NBT-MMDA	2401.2 Interest & Earnings:Bank Interest-NBT MMDA	4,539.41	2,138,075.94
Total for NBT-MMDA							\$9,508.73	
Total for Cash							\$9,508.73	
TOTAL							\$9,508.73	

**RESOLUTION RECOMMENDING REVOLVING LOAN TO MANE MAVEN BEAUTY
SALON**

A regular meeting of Montgomery County Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at the Montgomery County Business Development Center located at 113 Park Drive, Fultonville, New York on June 12, 2025 at 3:30 p.m., local time.

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

PRESENT:

Matthew Beck	Chairperson
Mark Kowalczyk	Vice Chairperson
Brent Phetteplace	Secretary/Assistant Treasurer
Cheryl Reese	Treasurer/Assistant Secretary
Jessica Cyr	Member
Daniel Roth	Member
Edward Watt	Member

ABSENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

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

Resolution No. 25-11

**RESOLUTION RECOMMENDING REVOLVING LOAN FUND APPROVAL FOR
MANE MAVEN BEAUTY SALON**

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

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

WHEREAS, Montgomery County administers an Economic Development Program for the purpose of creating and retaining jobs, and

WHEREAS, the Montgomery County Industrial Development Agency (MCIDA) has been approached by Mane Maven Beauty Salon for a loan request of \$129,900.00 at an interest rate of 4.5% for twenty (20) years for the purpose of purchasing real estate at 8 East Main Street, St. Johnsville, NY, and

WHEREAS, said applicant has agreed to create three (3) FTE jobs in conjunction with receiving the loan, and

WHEREAS, the Montgomery County Industrial Development Agency has reviewed the business loan application from Mane Maven Beauty Salon.

RESOLVED, that the Montgomery County Industrial Development Agency hereby recommends approval of the loan to Mane Maven Beauty Salon in a principal amount not to exceed \$129,900.00, 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

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

The foregoing resolution was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on June 12, 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 such resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

BY: _____
(Assistant) Secretary

(SEAL)

**RESOLUTION AMENDING ENGINEERING SERVICES CONTRACT EWA #3- KB
ENGINEERING & ARCHITECTURE, P.C.-FLORIDA PARK EXTENSION NORTH**

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 located at 113 Park Drive, Fultonville, New York on June 12, 2025 at 3:30 p.m. 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
Brent Phetteplace	Secretary
Cheryl Reese	Treasurer
Jessica Cyr	Member
Daniel Roth	Member
Edward Watt	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Kenneth Rose	Chief Executive Officer
Sheila Snell	Chief Financial Officer
Vincenzo Nicosia	Director of Program Dev.
Andrew Santillo	Staff Assistant
Stephanie Battisti	Ec. Dev. Specialist
Christopher Canada, Esq.	Agency Counsel

OTHERS PRESENT:

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

Resolution No. 25-12

**RESOLUTION AMENDING ENGINEERING SERVICES CONTRACT EWA #3- KB
ENGINEERING & ARCHITECTURE, P.C.-FLORIDA PARK EXTENSION NORTH**

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

Chapter 666 of the 1970 Laws of New York, as amended, constituting Section 895-d of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, warehousing, commercial, research and manufacturing facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Montgomery County Industrial Development Agency is in the process of the continued development an industrial park in the Town of Florida, and

WHEREAS, on-going environmental and permitting work continues regularly in the development of the remaining north side Florida Park Extension parcels, and

WHEREAS, per Resolution 17-22 the MCIDA entered into a contract with Prime AE Group of NY (now KB Engineering & Architecture, P.C.) in relation to the aforementioned work, and

RESOLVED, the Agency hereby approves a 3rd amendment to the contract with KB Engineering & Architecture, P.C. for an amount not to exceed \$50,000 plus reimbursables, 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, 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, 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
Brent Phetteplace	VOTING
Cheryl Reese	VOTING
Jessica Cyr	VOTING
Daniel Roth	VOTING
Edward Watt	VOTING

The foregoing Resolution No. 25-12 was thereupon declared duly adopted.

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

I, the undersigned (Assistant) Secretary of Montgomery County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on June 12, 2025, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this _____ day of _____ 2025.

(Assistant) Secretary

(SEAL)

May 20, 2025

Kenneth F. Rose, Director
Montgomery County Business Development Center
113 Park Drive
P.O. Box 277
Fultonville, NY 12072

**Re: Proposal for Engineering Services
Amendment #3
Florida Business Park North**

Dear Mr. Rose:

We are pleased to submit this proposal to provide continued ongoing professional engineering services for future Florida Business Park North development Projects. These services will include:

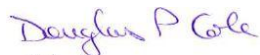
- Preparation of concept development plans and related engineering drawings for requested site development projects to assist in marketing efforts.
- Ongoing environmental services deemed necessary to progress a specific potential project.
- Ongoing planning services as requested.
- Technical assistance with water and sewer projections as needed for prospective clients.
- Other tasks as directed by the MCIDA.

We propose to complete the above additional and ongoing engineering services for a cost not to exceed \$50,000.00, to be billed based on actual hourly rates times a multiplier of 3.0, plus mileage and other expenses at actual costs, until the budget is exhausted. Our work under this Proposal will be performed in accordance with the Standard Terms & Conditions of the original Agreement.

Thank you for the opportunity to continue providing engineering services for this important assignment. If you have any questions, please feel free to contact me.

Sincerely,

KB Engineering & Architecture, P.C.



Douglas P. Cole, P.E.
Senior Director of Engineering

Enclosure: Amendment #3

AGREEMENT MODIFICATION #3

**KB ENGINEERING &
ARCHITECTURE, P.C. and
MONTGOMERY COUNTY
INDUSTRIAL DEVELOPMENT
AGENCY**

This Agreement Modification #3 (hereinafter referred to as the “Amendment 3”) is made and entered into this ____ day of _____ 2025, by and between **KB ENGINEERING & ARCHITECTURE, P.C.**, having an address at 100 Great Oaks Blvd., Suite 114, Albany, NY 12203 (“KB ENGINEERING”) and **MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, having an address at 113 Park Drive, P.O. Box 277, Fultonville, NY 12072 (“MCIDA”), collectively referred to as “Parties”.

RECITALS

- A. WHEREAS, the Parties have entered into an Agreement dated November 21, 2017 (hereinafter referred to as the “Agreement”) for KB ENGINEERING (fka KB GROUP OF NY) to provide engineering services;
- B. WHEREAS, KB ENGINEERING (fka KB GROUP OF NY) provided the MCIDA a proposed Amendment #1 dated August 27, 2020 for ongoing engineering services for the Florida Business Park in the amount of \$50,000.00 (“Project”);
- C. WHEREAS, KB ENGINEERING (fka KB GROUP OF NY) provided the MCIDA a proposed Amendment #2 dated September 3, 2021 for soil investigation, geotechnical engineering and ongoing engineering services and for the Florida Business Park North in the amount of \$50,000.00 (“Project”);
- D. WHEREAS, the Parties hereby further agree to amend the said Agreement in accordance with the terms and conditions contained in this Amendment 3.

AMENDMENT

NOW THEREFORE, in consideration of the mutual agreement of the Parties to amend the Agreement and for other good and valuable consideration which is acknowledged by the Parties, the Parties agree that the Agreement be amended as follows:

- 1. The MCIDA has requested additional services for the Project and agrees to increase the fee for KB ENGINEERING to include additional services in the amount of \$50,000.00.
- 2. KB ENGINEERING agrees to provide additional services for the Project as follows:
 - a. Ongoing Professional Engineering services for \$50,000.00.

TERMS & CONDITIONS

The Parties agree that all of the terms and conditions of the Agreement shall remain in full force and effect.

ENTIRE AGREEMENT

The Agreement, as amended by this Amendment 3, contains the entire agreement of the Parties hereto with respect to the subject matter hereof. Any representations, inducements, or agreements, oral or otherwise, between the Parties not contained in this Amendment 3 shall be of any force and effect. This Amendment 3 may not be modified, changed or terminated, in whole or in part, in any manner other than by an agreement in writing signed by duly authorized representatives of the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be duly executed as of the day and year hereinbefore first written.

KB ENGINEERING & ARCHITECTURE, P.C.

A handwritten signature in blue ink, appearing to read 'Kumar Buvanendaran', is written above a horizontal line.

By: Kumar Buvanendaran Title: President and CEO

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: Kenneth. F. Rose

Title: Administrative Director