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MONTGOMERY COUNTY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING RE:
AMAZON.COM SERVICES LLC
November 3, 2025
Town of Florida Municipal Building
214 Fort Hunter Road
Florida, New York
4:00 p.m. - 4:18 p.m.

1 **APPEARANCES :**

2

3 **IDA Board**

4 **Matthew Beck, Chairperson**

5 **Kenneth Rose, IDA, CEO**

6 **Cheryl Reese, Treasurer & Asst. Secretary**

7 **Jessica Cyr, Member**

8 **Daniel Roth, Member**

9

10 **IDA Staff:**

11 **Ken Rose, Chief Executive Officer**

12 **Sheila Snell, Chief Financial Officer**

13 **Vincenzo Nicosia, Director of Program Development**

14

15 **Also Present**

16 **Shannon Wagner, Esq. IDA Counsel**

17 **Kristeen Jarocz**

18 **William McCoski**

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1 CHAIRPERSON BECK: Good
2 afternoon. My name is Matthew Beck. I am
3 the Chairperson of the Montgomery County
4 Industrial Agency, the Agency, in
5 connection with the project which is the
6 subject of this public hearing.

7 Today, I'm holding this public
8 hearing to allow citizens to make a
9 statement for the record, relating to the
10 involvement of the Agency with a project
11 for the benefit of the company, as
12 hereafter defined.

13 The proposed project consists of
14 the following: the acquisition of an
15 interest in one or more parcels of land
16 containing an aggregate of approximately
17 137.24 acres and approximately 1.5 miles
18 west of the Interchange 27, on the south
19 side of New York State Route 5, between
20 New York State, Route 5S and the New York
21 State Thruway I90 in the Town of Florida,
22 Montgomery County, New York, collectively
23 known as the land; the construction on the
24 land of a mixed-use facility to contain
25 approximately, plus or minus, 3.2 million

1 square feet of space, referred to as the
2 facility; and the acquisition and
3 installation, period, and thereon of
4 certain machinery, equipment, and other
5 personal property, collectively the
6 equipment, the land, the facility, and the
7 equipment, being collectively referred to
8 as the project facility; all of the
9 foregoing to be owned and operated by
10 Amazon Services, LLC, BMG Albany, LLC,
11 and/or one or more affiliates, thereof,
12 collectively the company, or such other
13 person or entity as baby designated by the
14 company and agreed upon by the Agency as a
15 distribution center and warehouse,
16 including office space, related parking,
17 trailer and truck storage, and other
18 directly and indirectly related
19 activities; the granting of certain
20 financial assistance with respect to the
21 foregoing, including potential exemptions
22 from certain sales and use taxes, real
23 property taxes, and real estate transfer
24 taxes, collectively the financial
25 assistance; and the lease, with an

1 obligation to purchase, or the sale of the
2 project facility to the company, or such
3 other person as may be designated by the
4 company and agreed upon by the Agency.

5 I intend to provide general
6 information on the Agency's general
7 authority and public purpose to provide
8 assistance to this proposed project. I
9 will then open the comment period to
10 receive comments from all present who wish
11 to comment on either the proposed project
12 or the financial assistance contemplated
13 by the Agency with respect to the proposed
14 project.

15 The legal authorization of
16 powers of the agency. The provisions of
17 Chapter 1030 of Law of 1969 of the State
18 of New York constituting title I of
19 Article 18-A of the General Municipal Law,
20 Chapter 24 of the Consolidated Laws of New
21 York as amended, and Chapter 666 of the
22 1970 laws of the State of New York as
23 amended, codified as Section 895-d of
24 General Municipal Law, collectively Act,
25 authorize the Agency to promote, develop,

1 encourage, and assist in the inquiring,
2 constructing, reconstructing, improving,
3 maintaining, and equipping, and furnishing
4 the manufacturing warehousing, research,
5 commercial, and industrial facilities,
6 amongst others, among others.

7 The purpose of this public
8 hearing. Pursuant to Section 859-a(2) of
9 the General Municipal Law of New York
10 State, referred to as the Act, prior to
11 the Agency providing any financial
12 assistance, as identified in the Act, of
13 more than \$100,000 to any project, the
14 Agency, among other things, must hold a
15 public hearing pursuant to Section 859-a
16 of the Act with respect to said project.
17 Since the proposed financial assistance to
18 provided by the Agency with respect to the
19 proposed project, may exceed \$100,000,
20 then prior to providing any financial
21 assistance (as defined in the Act) of more
22 than \$100,000 to the proposed project, the
23 Agency must hold a public hearing on the
24 nature and location of the project
25 facility, and the proposed financial

1 assistance to be provided by the Agency
2 with respect to the proposed project.

3 After consideration of the
4 application received from the company, the
5 members of the Agency, adopted a
6 resolution on October 9, 2025, referred to
7 as the public hearing resolution,
8 authorizing the Chief Executive Officer of
9 the Agency to conduct this public hearing
10 with respect to the proposed project,
11 pursuant to Section 859-a(2) of the Act.

12 After the adoption of the public
13 hearing resolution, the Chief Executive
14 Officer of the Agency caused a copy of the
15 public hearing resolution to be mailed on
16 October 21st, 2025 to the chief executive
17 officers of Montgomery County, the Town of
18 Florida, and the Greater Amsterdam School
19 district, collectively referred to as the
20 affected tax jurisdictions. Additionally,
21 the Chief Executive Officer of the Agency,
22 caused notice of the public hearing A. to
23 be mailed on October 21st, 2025 to the
24 chief Executive officers of the affected
25 tax jurisdictions, B. published on October

1 23, 2025 in the Recorder, a newspaper of
2 general circulation available to the
3 residents of the Town of Florida,
4 Montgomery County, New York and C. to be
5 posted on October 21, 2025 on the Agency's
6 website and also on a public bulletin
7 board located in the lobby of the offices
8 of Montgomery County Industrial
9 Development Agency located at 113 Park
10 Drive in the Village of Fultonville,
11 Montgomery County, New York.

12 Copies of the notice of this
13 public hearing are available on the table.

14 Now, unless there is any
15 objection, I am going to suggest waiving
16 the full reading of the notice of this
17 public hearing, and instead request that
18 the full text of the notice of this public
19 hearing be inserted into the record of
20 this public hearing.

21 The comments received today at
22 this public hearing will be presented to
23 the members of the Agency at or prior to
24 the meeting at which the members of the
25 Agency will consider whether to approve

1 the undertaking of the proposed project
2 and the granting by the Agency of any
3 financial assistance in excess of \$100,000
4 with respect to the proposed project.
5 Presented to the members of the agency,
6 app or prior to the meeting at which
7 members of the agency will consider
8 whether to approve the undertaking of the
9 proposed project of the agency and
10 granting the agency of any financial
11 assistance and excess of \$100,000 would
12 respect to the proposed project.

13 Written notices. We did receive
14 one written comment tonight. The notice of
15 public hearing indicated that written
16 comments should be addressed to Kenneth F.
17 Rose, the Chief Executive Officer, and
18 again, we did receive one prior to this
19 public hearing.

20 I will now open this public
21 hearing for public comment at 4:09 p.m. If
22 you would raise your hand, by the way of
23 operating rules, if you wish to make a
24 public comment, please raise your hand,
25 and I will call on you, please wait to be

1 recognized. Once recognized, please stand
2 and state your name and ad address for the
3 record.

4 Yes.

5 MS. JAROCZ: Kristeen Jarocz
6 221 Fuller Road, Town of Florida,
7 Amsterdam.

8 I am not in a favor of giving
9 Amazon a PILOT program. We've had many
10 PILOT programs. Amazon already has a
11 current one within the Town of Florida, at
12 their other distribution site.

13 I've been to many Planning Board
14 meetings. It's been on record that they're
15 having five floors of robotics. That is
16 not bringing any kind of economy back into
17 our local economy to give a PILOT program.
18 So robots are not going to bring any kind
19 of tax revenue into our local economy.

20 I am a taxpayer. We've given
21 many PILOT programs to a lot of Town of
22 Florida businesses, and I think Amazon
23 already got one. I don't feel there
24 should be another one based upon that the
25 return of investment. It would come back

1 to the local taxpayer rather.

2 CHAIRPERSON BECK: Thank you.

3 Anyone else?

4 (There was no response.)

5 We do have to keep the public
6 meeting open for 15 minutes just in case
7 someone else would like to speak.

8 MR. MCCOSKI: Matt, I've never
9 done this before.

10 I'm Bill McCoski and I live at
11 250 Snook Corners Road.

12 Are you presenting any financial
13 information like, how much this PILOT
14 program is going to be worth? How much is
15 Montgomery County going to be giving
16 towards this, or is this just the start of
17 this information?

18 MS. WAGNER: So, as far as I
19 know, the County is not going any direct
20 dollars to this. We're just dealing with
21 the IDA portion and what's in front of
22 the IDA by way of financial assistance in
23 the form of property tax exemption and
24 sales tax exemption. Those figures are
25 available in the application, which is on

1 the IDA's website and then would
2 separately be reported in the cost
3 benefit analysis that the IDA would
4 complete. And those should be ready by
5 the next meeting or whatever meeting the
6 IDA will consider approving a project.

7 MR. MCCOSKI: Thank you.

8 CHAIRPERSON BECK: I will just
9 recognize the three other IDA members
10 that are here - just to make sure that
11 they're all listening.

12 FROM THE FLOOR: Can we just
13 ask a question? Why is the meeting being
14 held at 4:00 while most people are
15 working?

16 CHAIRPERSON BECK: So the one
17 thing about a public hearing is we're not
18 supposed to have a back and forth. It's
19 really to hear public comment.

20 MS. WAGNER: I'm not sure of
21 the scheduling of the meeting, but I'm
22 sure it has to do with whatever time that
23 the Town Hall is available.

24 CHAIRPERSON BECK: Anybody
25 else want to speak?

1 (There was no response.)

2 So on the advice of our counsel,
3 it has been over 15 minutes from the
4 opening of the hearing, so we will, at
5 this point, if there are no further
6 comments, I will close this public hearing
7 at 4:18 p.m. Thank you.

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10 (Whereas the above proceeding
11 was concluded at 4:18 p.m.)

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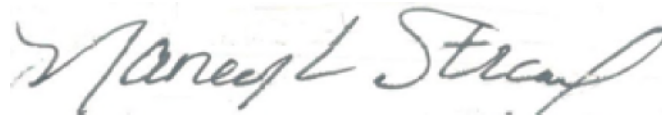
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CERTIFICATION

I, NANCY L. STRANG, Shorthand Reporter and Notary Public in and for the State of New York, hereby CERTIFIES that the record taken by me at the time and place noted in the heading hereof is a true and accurate transcript of same, to the best of my ability and belief.

Date: November 6, 2025



Nancy L. Strang
2420 Troy Schenectady Road
Niskayuna, NY 12309

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NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the Montgomery County Industrial Development Agency (the “Agency”) on the 3rd day of November, 2025 at 4:00 o’clock p.m., local time at the Town of Florida Municipal Building located at 214 Fort Hunter Road in the Town of Florida, Montgomery County, New York in connection with the following matters:

Amazon.com Services LLC, a limited liability company organized and existing under the laws of the State of New York (“Amazon Services”) and BMG Albany LLC, a limited liability company organized and existing under the laws of the State of New York (“BMG”) (Amazon Services and BMG are each hereinafter sometimes referred to as a “Co-Applicant”) submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of either or both Co-Applicants or one or more affiliates thereof (collectively, the “Company”), said Project consisting of the following: (A) (1) the acquisition of an interest in one or more parcels of land containing an aggregate of approximately 137.24 acres and located approximately 1.5 miles west of Interchange 27 on the south side of New York State Route 5S and between New York State Route 5S and the New York State Thruway (I-90) in the Town of Florida, Montgomery County, New York (collectively, the “Land”); (2) the construction on the Land of a mixed-use facility to contain approximately +/- 3.2 million square feet of space (the “Facility”); and (3) the acquisition and installation therein and thereon of certain machinery, equipment and other personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Company, an affiliate thereof, or such other person or entity as may be designated by the Company and agreed upon by the Agency, as a distribution center and warehouse, including office space, related parking, trailer and truck storage, and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, and real estate transfer taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is now considering whether (A) to undertake the Project and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (2) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, and (3) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency’s uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the “Agreement”) requiring that the Company or its designee make certain payments to the Agency.

