

Annual Report for Montgomery County Industrial Development Agency

Fiscal Year Ending: 12/31/2025

Run Date: 03/18/2026

Status: CERTIFIED

Certified Date: 03/18/2026

**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	<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>
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>

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**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>

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**Board of Directors Listing**

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

<b>Name</b>	Cyr, Jessica	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	6/1/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	No
<b>Designee Name</b>		<b>Ex-Officio</b>	

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

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

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

<b>Name</b>	Roth, Daniel	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	11/1/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

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<b>Name</b>	Watt, Edward	<b>Nominated By</b>	Local
<b>Chair of the Board</b>	No	<b>Appointed By</b>	Local
<b>If yes, Chair Designated by</b>		<b>Confirmed by Senate?</b>	N/A
<b>Term Start Date</b>	1/1/2024	<b>Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?</b>	Yes
<b>Term Expiration Date</b>	Pleasure of Authority	<b>Complied with Training Requirement of Section 2824?</b>	Yes
<b>Title</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?</b>	No
<b>Has the Board Member Appointed a Designee?</b>		<b>Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?</b>	Yes
<b>Designee Name</b>		<b>Ex-Officio</b>	

**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
Battisti, Stephanie M	Economic Development Specialist	Administrative and Clerical				FT	Yes	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	Yes	Yes
Nicosia, Vincenzo	Director of Program Dvlp	Managerial				FT	No	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	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	\$19,000.00	\$19,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00	Yes	Yes

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**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
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**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
Beck, Matthew	Board of Directors												X	
Cyr, Jessica	Board of Directors												X	
Kowalczyk, Mark	Board of Directors												X	
Phettaplace, Brent	Board of Directors												X	
Reese, Cheryl	Board of Directors												X	
Roth, Daniel	Board of Directors												X	
Watt, Edward	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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**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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**Summary Financial Information**

**SUMMARY STATEMENT OF NET ASSETS**

			Amount
<b>Assets</b>			
<b>Current Assets</b>			
	Cash and cash equivalents		\$2,234,215.31
	Investments		\$0.00
	Receivables, net		\$178,425.35
	Other assets		\$10,029.55
	<b>Total current assets</b>		<b>\$2,422,670.21</b>
<b>Noncurrent Assets</b>			
	Restricted cash and investments		\$1,079,055.68
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
<b>Capital Assets</b>			
		Land and other nondepreciable property	\$774,914.95
		Buildings and equipment	\$800,069.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		<b>Net Capital Assets</b>	<b>\$1,574,983.95</b>
	<b>Total noncurrent assets</b>		<b>\$2,654,039.63</b>
	<b>Total assets</b>		<b>\$5,076,709.84</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
	Accounts payable		\$17,486.16
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$8,429.19
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	<b>Total current liabilities</b>		<b>\$25,915.35</b>
<b>Noncurrent Liabilities</b>			

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$13,265.61
	Long term leases		\$0.00
	Other long-term obligations		\$1,683,000.55
	Total noncurrent liabilities		\$1,696,266.16
<b>Total liabilities</b>			\$1,722,181.51
<b>Net Asset (Deficit)</b>			
<b>Net Assets</b>			
	Invested in capital assets, net of related debt		\$485,665.94
	Restricted		\$98,252.45
	Unrestricted		\$2,770,609.94
	Total net assets		\$3,354,528.33

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

			Amount
<b>Operating Revenues</b>			
	Charges for services		\$1,504,261.01
	Rental and financing income		\$9,999.55
	Other operating revenues		\$38,409.49
	Total operating revenue		\$1,552,670.05
<b>Operating Expenses</b>			
	Salaries and wages		\$59,460.36
	Other employee benefits		\$5,368.56
	Professional services contracts		\$137,943.16
	Supplies and materials		\$15,440.24
	Depreciation and amortization		\$12,371.30
	Other operating expenses		\$20,482.38
	Total operating expenses		\$251,066.00
<b>Operating income (loss)</b>			\$1,301,604.05
<b>Nonoperating Revenues</b>			
	Investment earnings		\$48,517.62
	State subsidies/grants		\$0.00
	Federal subsidies/grants		\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$0.00
	Total nonoperating revenue		\$48,517.62
<b>Nonoperating Expenses</b>			
	Interest and other financing charges		\$1,100.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$1,100.00
	Income (loss) before contributions		\$1,349,021.67
<b>Capital contributions</b>			\$0.00
<b>Change in net assets</b>			\$1,349,021.67
<b>Net assets (deficit) beginning of year</b>			\$2,005,506.66
<b>Other net assets changes</b>			\$0.00
<b>Net assets (deficit) at end of year</b>			\$3,354,528.33

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**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**

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**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>							

**Real Property Acquisition/Disposal List**

<b>1.Address Line1</b>	NYS Route 5S
<b>Address Line2</b>	
<b>City</b>	AMSTERDAM
<b>State</b>	NY
<b>Postal Code</b>	12010
<b>Property Description</b>	Vacant Lot/Undeveloped Land
<b>Fair Market Description</b>	Appraisal
<b>Transaction Date</b>	10/1/2025
<b>Purchaser Organization</b>	DG Distribution Northeast LLC
<b>Market Rate(\$/square foot)</b>	
<b>Lease Rate(\$/square foot)</b>	
<b>Seller/Purchaser/Tenant Data</b>	
<b>Address Line1 Seller</b>	100 Mission Ridge
<b>State Seller</b>	TN
<b>Plus4 Seller</b>	
<b>Property Type Code</b>	REAL
<b>Address Line2:</b>	
<b>State</b>	NY
<b>Country</b>	United States
<b>Estimated Fair Market Value</b>	430000
<b>Transaction Type</b>	DISPOSITION SALE
<b>Purchase Sale Price</b>	\$420,000.00
<b>Relation with Authority Ind</b>	No
<b>City Seller</b>	GOODLETTSVILLE
<b>Postal code seller</b>	37072
<b>Country Seller</b>	USA

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**Personal Property**

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

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**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

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**IDA Projects**

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	27022502A			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	DG Cold Storage	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	\$70,042,000.00	Total Exemptions	\$0.00	
Benefited Project Amount	\$70,042,000.00	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	3/10/2023	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/1/2025	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2042	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Route 5S	Original Estimate of Jobs to be Created	150.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	39,520.00	
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	37,440.00	To: 100,000.00
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)	39,520.00	
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	DG Distribution Northeast LLC	Project Status		
Address Line1	110 Mission Ridge			
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			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	27021701A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	DG Distribution Northeast LLC	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$433,432.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$628,719.00		
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$91,200,000.00	<b>Total Exemptions</b>	\$1,062,151.00		
<b>Benefited Project Amount</b>	\$91,200,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$690,398.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$212,709.02	\$212,709.02
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$21,270.90	\$21,270.90
<b>Date Project approved</b>	10/4/2016		<b>School District PILOT</b>	\$297,792.63	\$297,792.63
<b>Did IDA took Title to Property</b>	Yes		<b>Total PILOT</b>	\$531,772.55	\$531,772.55
<b>Date IDA Took Title to Property</b>	1/20/2017		<b>Net Exemptions</b>	\$530,378.45	
<b>Year Financial Assistance is Planned to End</b>	2033	<b>Project Employment Information</b>			
<b>Notes</b>	Distribution Center located on 5S in the Town of Florida				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	0.00		
<b>Address Line1</b>	2106 Highway Route 5S	<b>Original Estimate of Jobs to be Created</b>	430.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	40,000.00		
<b>City</b>	AMSTERDAM	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 65,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	0.00		
<b>Zip - Plus4</b>	12010	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	0.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	410.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	410.00		
<b>Applicant Name</b>	DG DistributionNortheast LLC				
<b>Address Line1</b>	100 Mission Ridge	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	GOODLETTSVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	TN	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	37072	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	27022501A				
Project Type	Lease	State Sales Tax Exemption		\$179,444.50	
Project Name	Eco Flats	Local Sales Tax Exemption		\$179,444.50	
		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		\$1,244.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$35,600,000.00	Total Exemptions		\$360,133.00	
Benefited Project Amount	\$35,600,000.00	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	\$0.00
Not For Profit		Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	3/1/2025	School District PILOT	\$1,244.44	\$1,244.44	\$1,244.44
Did IDA took Title to Property	No	Total PILOT	\$1,244.44	\$1,244.44	\$1,244.44
Date IDA Took Title to Property		Net Exemptions	\$358,888.56		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	Log City Road	Original Estimate of Jobs to be Created	1.50		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	55,000.00		
City	AMSTERDAM	Annualized Salary Range of Jobs to be Created	45,000.00	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)	55,000.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	40.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Log City One, LLC	Project Status			
Address Line1	994 Burdeck Street				
Address Line2					
City	ROTTERDAM	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	12306	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	27022301A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$42,033.50	
<b>Project Name</b>	Golf Course Apartments	<b>Local Sales Tax Exemption</b>		\$42,033.50	
		<b>County Real Property Tax Exemption</b>		\$1,574.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$6,585.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,750,000.00	<b>Total Exemptions</b>		\$92,226.00	
<b>Benefited Project Amount</b>	\$3,750,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$1,574.19
<b>Not For Profit</b>				<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	9/21/2023			<b>School District PILOT</b>	\$6,585.15
<b>Did IDA took Title to Property</b>	No			<b>Total PILOT</b>	\$8,159.34
<b>Date IDA Took Title to Property</b>				<b>Net Exemptions</b>	\$84,066.66
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	383 Golf Course Road	<b>Original Estimate of Jobs to be Created</b>		2.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		45,000.00	
<b>City</b>	AMSTERDAM	<b>Annualized Salary Range of Jobs to be Created</b>		45,000.00	To: 45,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	12010	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		6.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		22.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		6.00	
<b>Applicant Name</b>	GOLF COURSE APARTMENTS, LLC				
<b>Address Line1</b>	207 Wallins Corners Road	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	AMSTERDAM	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12010	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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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		\$42,751.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$38,867.00	
Original Project Code		School Property Tax Exemption		\$65,381.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$7,000,000.00	Total Exemptions		\$146,999.00	
Benefited Project Amount	\$7,000,000.00	Total Exemptions Net of RPTL Section 485-b		\$110,249.00	
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		\$14,232.12	\$14,232.12
Not For Profit		Local PILOT		\$12,939.17	\$12,939.17
Date Project approved	3/14/2019	School District PILOT		\$21,765.71	\$21,765.71
Did IDA took Title to Property	Yes	Total PILOT		\$48,937.00	\$48,937.00
Date IDA Took Title to Property	3/1/2019	Net Exemptions		\$98,062.00	
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		14.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		14.00	
Applicant Name	Valley View Land Development	Project Status			
Address Line1	1393 NYS Hwy Rt 5S				
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				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	27021902A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Mohawk Solar	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$0.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$0.00	
<b>Project Purpose Category</b>	Other Categories	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$135,000,000.00	<b>Total Exemptions</b>		\$0.00	
<b>Benefited Project Amount</b>	\$135,000,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$0.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>				<b>County PILOT</b>	\$98,669.44
<b>Not For Profit</b>	No			<b>Local PILOT</b>	\$0.00
<b>Date Project approved</b>	12/20/2018			<b>School District PILOT</b>	\$0.00
<b>Did IDA took Title to Property</b>	Yes			<b>Total PILOT</b>	\$98,669.44
<b>Date IDA Took Title to Property</b>	12/1/2019			<b>Net Exemptions</b>	-\$98,669.44
<b>Year Financial Assistance is Planned to End</b>	2037	<b>Project Employment Information</b>			
<b>Notes</b>	Solar panel's town of canjo and town of minden				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		0.00	
<b>Address Line1</b>	Marshville Rd	<b>Original Estimate of Jobs to be Created</b>		5.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		50,000.00	
<b>City</b>	CANAJOHARIE	<b>Annualized Salary Range of Jobs to be Created</b>		35,000.00	To: 90,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		0.00	
<b>Zip - Plus4</b>	13317	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		0.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		0.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		0.00	
<b>Applicant Name</b>	Mohaw Solar, LLC	<b>Project Status</b>			
<b>Address Line1</b>	Marshville Road				
<b>Address Line2</b>					
<b>City</b>	CANAJOHARIE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	13317	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	27022201A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>		\$0.00	
<b>Project Name</b>	Peters Properties Holdings, LLC	<b>Local Sales Tax Exemption</b>		\$0.00	
		<b>County Real Property Tax Exemption</b>		\$16,618.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>		\$3,408.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>		\$27,851.00	
<b>Project Purpose Category</b>	Transportation, Communication, Electric, Gas and Sanitary Services	<b>Mortgage Recording Tax Exemption</b>		\$0.00	
<b>Total Project Amount</b>	\$3,420,000.00	<b>Total Exemptions</b>		\$47,877.00	
<b>Benefited Project Amount</b>	\$3,420,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>		\$13,016.84	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00			<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>		\$4,154.40	\$4,154.40
<b>Not For Profit</b>	No	<b>Local PILOT</b>		\$852.08	\$852.08
<b>Date Project approved</b>	3/10/2022	<b>School District PILOT</b>		\$6,962.76	\$6,962.76
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>		\$11,969.24	\$11,969.24
<b>Date IDA Took Title to Property</b>	3/10/2022	<b>Net Exemptions</b>		\$35,907.76	
<b>Year Financial Assistance is Planned to End</b>	2038	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>		10.00	
<b>Address Line1</b>	128 Park Drive	<b>Original Estimate of Jobs to be Created</b>		15.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>		55,000.00	
<b>City</b>	FULTONVILLE	<b>Annualized Salary Range of Jobs to be Created</b>		45,000.00	To: 90,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>		10.00	
<b>Zip - Plus4</b>	12072	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>		70,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>		21.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>		0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>		11.00	
<b>Applicant Name</b>	Peters Properties Holdings, LLC				
<b>Address Line1</b>	128 Park Drive	<b>Project Status</b>			
<b>Address Line2</b>					
<b>City</b>	FULTONVILLE	<b>Current Year Is Last Year for Reporting</b>			
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>			
<b>Zip - Plus4</b>	12072	<b>IDA Does Not Hold Title to the Property</b>			
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>			
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
<b>Project Code</b>	27021601A				
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00		
<b>Project Name</b>	RAMA Real Properties	<b>Local Sales Tax Exemption</b>	\$0.00		
		<b>County Real Property Tax Exemption</b>	\$13,170.00		
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$2,373.00		
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$18,148.00		
<b>Project Purpose Category</b>	Services	<b>Mortgage Recording Tax Exemption</b>	\$0.00		
<b>Total Project Amount</b>	\$694,800.00	<b>Total Exemptions</b>	\$33,691.00		
<b>Benefited Project Amount</b>	\$694,800.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$3,369.00		
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>			
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>	
<b>Federal Tax Status of Bonds</b>			<b>County PILOT</b>	\$10,263.68	\$10,263.68
<b>Not For Profit</b>	No		<b>Local PILOT</b>	\$1,876.37	\$1,876.37
<b>Date Project approved</b>	6/1/2016		<b>School District PILOT</b>	\$14,349.92	\$14,349.92
<b>Did IDA took Title to Property</b>	No		<b>Total PILOT</b>	\$26,489.97	\$26,489.97
<b>Date IDA Took Title to Property</b>			<b>Net Exemptions</b>	\$7,201.03	
<b>Year Financial Assistance is Planned to End</b>	2032	<b>Project Employment Information</b>			
<b>Notes</b>					
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	76.00		
<b>Address Line1</b>	58 Pawling Street	<b>Original Estimate of Jobs to be Created</b>	6.00		
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	30,000.00		
<b>City</b>	HAGAMAN	<b>Annualized Salary Range of Jobs to be Created</b>	30,000.00	<b>To: 40,000.00</b>	
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	76.00		
<b>Zip - Plus4</b>	12086	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	40,000.00		
<b>Province/Region</b>		<b>Current # of FTEs</b>	130.00		
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00		
<b>Applicant Information</b>		<b>Net Employment Change</b>	54.00		
<b>Applicant Name</b>	RAMA Real Properties	<b>Project Status</b>			
<b>Address Line1</b>	58 Pawling Street				
<b>Address Line2</b>					
<b>City</b>	HAGAMAN	<b>Current Year Is Last Year for Reporting</b>	Yes		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>	Yes		
<b>Zip - Plus4</b>	12086	<b>IDA Does Not Hold Title to the Property</b>	Yes		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>	Yes		
<b>Country</b>	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
<b>Project Code</b>	27022001A			
<b>Project Type</b>	Lease	<b>State Sales Tax Exemption</b>	\$0.00	
<b>Project Name</b>	Vida Blend Building	<b>Local Sales Tax Exemption</b>	\$0.00	
		<b>County Real Property Tax Exemption</b>	\$6,068.00	
<b>Project Part of Another Phase or Multi Phase</b>	No	<b>Local Property Tax Exemption</b>	\$0.00	
<b>Original Project Code</b>		<b>School Property Tax Exemption</b>	\$9,286.00	
<b>Project Purpose Category</b>	Manufacturing	<b>Mortgage Recording Tax Exemption</b>	\$0.00	
<b>Total Project Amount</b>	\$1,463,000.00	<b>Total Exemptions</b>	\$15,354.00	
<b>Benefited Project Amount</b>	\$1,288,000.00	<b>Total Exemptions Net of RPTL Section 485-b</b>	\$11,516.00	
<b>Bond/Note Amount</b>		<b>Pilot payment Information</b>		
<b>Annual Lease Payment</b>	\$0.00		<b>Actual Payment Made</b>	<b>Payment Due Per Agreement</b>
<b>Federal Tax Status of Bonds</b>		<b>County PILOT</b>	\$1,517.01	\$1,517.01
<b>Not For Profit</b>		<b>Local PILOT</b>	\$0.00	\$0.00
<b>Date Project approved</b>	3/14/2019	<b>School District PILOT</b>	\$5,077.67	\$5,077.67
<b>Did IDA took Title to Property</b>	Yes	<b>Total PILOT</b>	\$6,594.68	\$6,594.68
<b>Date IDA Took Title to Property</b>	3/1/2020	<b>Net Exemptions</b>	\$8,759.32	
<b>Year Financial Assistance is Planned to End</b>	2035	<b>Project Employment Information</b>		
<b>Notes</b>				
<b>Location of Project</b>		<b># of FTEs before IDA Status</b>	11.00	
<b>Address Line1</b>	Florida Business Park Ext	<b>Original Estimate of Jobs to be Created</b>	18.00	
<b>Address Line2</b>		<b>Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)</b>	26,077.00	
<b>City</b>	AMSTERDAM	<b>Annualized Salary Range of Jobs to be Created</b>	25,000.00	To: 30,000.00
<b>State</b>	NY	<b>Original Estimate of Jobs to be Retained</b>	11.00	
<b>Zip - Plus4</b>	12010	<b>Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)</b>	27,000.00	
<b>Province/Region</b>		<b>Current # of FTEs</b>	19.00	
<b>Country</b>	United States	<b># of FTE Construction Jobs during Fiscal Year</b>	0.00	
<b>Applicant Information</b>		<b>Net Employment Change</b>	8.00	
<b>Applicant Name</b>	Edward Piglavento Jr and Michael Piglavento Rental Partnership			
<b>Address Line1</b>	State Highway Route 5S	<b>Project Status</b>		
<b>Address Line2</b>				
<b>City</b>	AMSTERDAM	<b>Current Year Is Last Year for Reporting</b>		
<b>State</b>	NY	<b>There is no Debt Outstanding for this Project</b>		
<b>Zip - Plus4</b>	12010	<b>IDA Does Not Hold Title to the Property</b>		
<b>Province/Region</b>		<b>The Project Receives No Tax Exemptions</b>		
<b>Country</b>	USA			

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**IDA Projects Summary Information:**

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
9	\$1,758,431.00	\$733,836.66	\$1,024,594.34	503

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**Additional Comments**

Certified Financial Audit for Montgomery County Industrial Development Agency  
 Fiscal Year Ending: 12/31/2025

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 Certified Date : 03/18/2026

**Financial Documents**

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

URL (If Applicable)	Attachments
<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>	Attachment Included

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?	No

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?	Yes

URL (If Applicable)	Attachments
<a href="https://montgomerycountyworks.com/">https://montgomerycountyworks.com/</a>	Attachment Included

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

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**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

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**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	

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**Procurement Transactions Listing:**

<b>1. Vendor Name</b>	Camoin Associates	<b>Address Line1</b>	PO Box 3547
<b>Type of Procurement</b>	Consulting Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	SARATOGA SPRINGS
<b>Award Date</b>	6/8/2021	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12866
<b>Fair Market Value</b>	\$128,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$128,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$9,384.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Marketing Strategic plan

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

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<b>3. Vendor Name</b>	Cushman and Wakefield Pyramid Brokerage Company	<b>Address Line1</b>	40 British American Blvd
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	LATHAM
<b>Award Date</b>	2/13/2025	<b>State</b>	NY
<b>End Date</b>	1/31/2026	<b>Postal Code</b>	12110
<b>Fair Market Value</b>	\$133,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$133,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$0.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Brokerage services for Exit 29

<b>4. Vendor Name</b>	GRG Construction Services LLC	<b>Address Line1</b>	63 Ironwood Road
<b>Type of Procurement</b>	Other Professional Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	NEW HARTFORD
<b>Award Date</b>	2/13/2025	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	13413
<b>Fair Market Value</b>	\$21,100.00	<b>Plus 4</b>	
<b>Amount</b>	\$21,100.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$0.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Industrial site redevelopment project management services

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<b>5. Vendor Name</b>	Hodgson Russ	<b>Address Line1</b>	677 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	1/1/2024	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$68,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$68,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$47,478.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Attorney/Legal Fees for MC3

<b>6. Vendor Name</b>	Hodgson Russ	<b>Address Line1</b>	677 Broadway
<b>Type of Procurement</b>	Legal Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	ALBANY
<b>Award Date</b>	1/1/2024	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12207
<b>Fair Market Value</b>	\$0.00	<b>Plus 4</b>	
<b>Amount</b>	\$0.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$8,172.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Attorney/Legal Fees

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<b>7. Vendor Name</b>	John McDonald Engineering	<b>Address Line1</b>	7 South Church Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	SCHENECTADY
<b>Award Date</b>	2/14/2008	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12305
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$167,643.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$19,077.30	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Amended Contract Environmental II Glen Park originally dated 2006 - Amended 2021

<b>8. Vendor Name</b>	John McDonald Engineering/AE Prime Group	<b>Address Line1</b>	7 South Church Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	SCHENECTADY
<b>Award Date</b>	10/25/2017	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12305
<b>Fair Market Value</b>	\$200,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$200,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$28,036.85	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Florida Business Park Ext - North 50000.00 - 2015 50000.00-2020 50000.00-2021 50000.00 - 2025

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<b>9. Vendor Name</b>	John McDonald Engineering/Prime AE Group	<b>Address Line1</b>	7 South Church Street
<b>Type of Procurement</b>	Design and Construction/Maintenance	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Competitive Bid	<b>City</b>	SCHENECTADY
<b>Award Date</b>	10/18/2007	<b>State</b>	NY
<b>End Date</b>		<b>Postal Code</b>	12305
<b>Fair Market Value</b>		<b>Plus 4</b>	
<b>Amount</b>	\$825,245.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$0.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Amended Florida Park Ext Amended 2016 Amended 2018 Amended 2019

<b>10. Vendor Name</b>	Montgomery County	<b>Address Line1</b>	20 Park Street
<b>Type of Procurement</b>	Staffing Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	FONDA
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12068
<b>Fair Market Value</b>	\$17,500.00	<b>Plus 4</b>	
<b>Amount</b>	\$17,500.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$17,500.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	Admin Contract

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<b>11. Vendor Name</b>	West & Company	<b>Address Line1</b>	97 W Main Street
<b>Type of Procurement</b>	Financial Services	<b>Address Line2</b>	
<b>Award Process</b>	Authority Contract - Non-Competitive Bid	<b>City</b>	GLOVERSVILLE
<b>Award Date</b>	1/1/2025	<b>State</b>	NY
<b>End Date</b>	12/31/2025	<b>Postal Code</b>	12078
<b>Fair Market Value</b>	\$11,000.00	<b>Plus 4</b>	
<b>Amount</b>	\$11,000.00	<b>Province/Region</b>	
<b>Amount Expended For Fiscal Year</b>	\$11,000.00	<b>Country</b>	United States
<b>Explain why the Fair Market Value is Less than the Amount</b>		<b>Procurement Description</b>	External Auditors

**Additional Comments**