

# 2025 Annual Report



MONTGOMERY  
COUNTY NY  
BUSINESS DEVELOPMENT CENTER



# MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AGENCY (MCIDA)

**MISSION STATEMENT:** *To assist in creating and maintaining jobs, thereby strengthening the economic base of the community, as well as improving the quality of life of the residents of Montgomery County.*



The Montgomery County Industrial Development Agency (MCIDA) was created in 1970, as a public benefit corporation of the State of New York. The MCIDA meets its mission by providing access to real estate solutions through the development of “shovel ready industrial parks,” offering financial assistance and incentives, along with business development and technical assistance to businesses looking to expand or locate in Montgomery County.

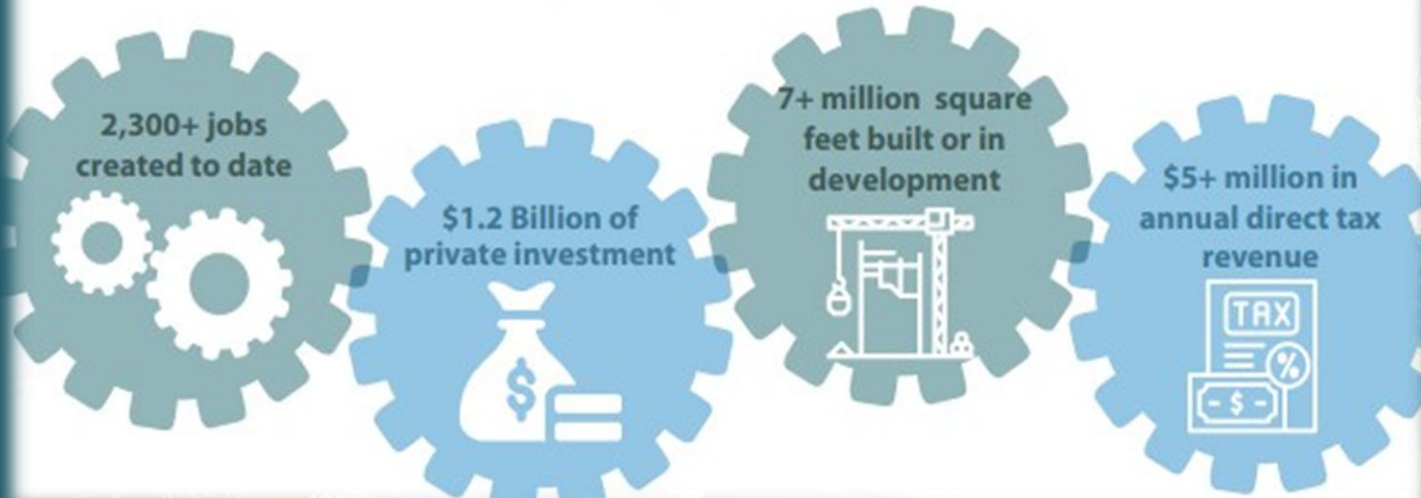
The MCIDA is comprised of a seven-member Board of Directors. The members serve at the pleasure of the County Legislature. In 2025, the MCIDA met a total of eight times.

# MONTGOMERY COUNTY BUSINESS DEVELOPMENT CENTER (MCBDC)

The Montgomery County Business Development Center (MCBDC) was created and is funded by Montgomery County and the Montgomery County Industrial Development Agency (MCIDA). MCBDC acts as a comprehensive, fully integrated economic development agency and planning entity, with the mission to create and enhance economic opportunity in Montgomery County. MCBDC's team ensures a thriving job market, vibrant local economy and the highest quality of life for the people of Montgomery County.



# Route 5S Corridor Project By The Numbers



**M**  
MONTGOMERY  
COUNTY NY  
*Works*

TRUSTED BRANDS TRUST  
MONTGOMERY COUNTY



# GROW

**amazon**

**Alpin Haus**  
Rediscover Family, Fun & Savings

Become Something  
**STRONGER**  
BUILD YOUR BUSINESS HERE.

# Growth Drives Development

The **Montgomery County Business Attraction Blueprint** has transitioned from planning to implementation, providing a strategic framework for marketing county assets and attracting new investment. Funded through a Consolidated Funding Application and reimbursed by a National Grid grant, the initiative established a data-driven approach to business recruitment.

Working with Engines of Creation and Camoin Associates, the County developed a comprehensive marketing report, industry-specific materials, and outreach tools to highlight Montgomery County's competitive advantages. These efforts supported targeted promotion of the Exit 29 (Canajoharie) redevelopment site, helping generate strong market interest and attract two potential private-sector investments. As a result, no available space remains at this site, demonstrating the effectiveness of the County's proactive economic development strategy.

-The IDA entered into a Letter of Intent with PEMM, LLC for the possible redevelopment of a travel center, hospitality facility and commercial building on the **eastern** 19 acres at the Exit 29 Redevelopment site.



-Pennrose Properties, LLC, entered into a purchase and sale agreement with the county to purchase the **western** side of the site. They are moving forward with the planning of redeveloping it into a mix of housing and commercial space.

# Florida Business Park

The Florida Business Park continues to be a major county asset. Located on Route 5S, the Florida Business Park and Florida Business Park Extension have brought in significant investment to the county. Through hard work and commitment to a business-friendly environment, Montgomery County has turned the Florida Business Park into a major economic driver, with the most recent developments listed below.

**Winn Construction:** The Agency previously received and entered into a Letter of Intent from Winn Construction, Inc. and Land Remediation Inc. to purchase approximately 12.4 acres of property located in the Florida Business Park Extension. The buyer is exploring the possibility of constructing a 5,000 sq. foot office building and a 10,000 sq. foot warehouse fabrication shop for their businesses. They proceeded through their due diligence process throughout 2025 and notified the Agency that they wish to proceed with the closing on the property.



**BMG Albany and Amazon.com Services LLC:** The Agency received an application from BMG Albany and Amazon.com Services LLC for the construction of a \$621 Million 3.2 Million sq. ft. multi-story fulfillment warehouse/distribution center. The company anticipates that the project will create up to 750 jobs. The agency processed and approved the application in late 2025 and the company broke ground.



**DG Distribution Northeast, LLC:** The Agency previously finalized processing an amended application from DG Distribution Northeast, LLC (Dollar General) for the possible construction a \$70.42 Million 167,500 sq. ft. cold storage distribution center. The company anticipates that the project will create up to 150 jobs. The agency closed on the land sale and lease/leaseback transaction in late 2025. It is anticipated that ground will be broken in 2026.



# *Sustained Growth*

Business growth means increasing profitability, company size or market share. In 2025, the MCBDC was awarded grants totaling more than \$1 million that aimed at helping small businesses grow, providing solutions for working parents, preserving our historical assets, helping preserve our quality of life and upgrading our digital infrastructure. Additionally, the Agency used tools like the Community Development Fund to enable small businesses to access capital for job creation and economic growth.



- NYS Snowmobile Grant for Trail Maintenance
- Community Project Funding - Exit 29 Site
- Mohawk Salt Storage Shed Project
- Broadband Technical Assistance Grant
- Amsterdam Housing County Infrastructure Grant
- Canal Grant-Canajoharie Boat Docks



**Microenterprise Grant Program** – The County received a New York State Office of Homes & Community Renewal’s Community Development Block Grant award in 2025 in the amount of \$300,000. This program targets start-up and expanding businesses throughout the boundaries of Montgomery County. The program provides much needed working capital and financing, to get these businesses off the ground or allowing them to get to the next level of economic prosperity. Staff accepted applications in early 2025 and 12 small businesses throughout the County were awarded grants. The County intends to apply for another microenterprise round in 2026.

# INVEST



# Investing In Housing

The need for quality housing is at an all-time high statewide. Projects that increase the housing stock and answer the desire for that growing customer who wants a maintenance-free lifestyle have been clear objectives as priority projects. In concert with the Mohawk Valley Regional Economic Development Council (MVREDC), housing growth has been a priority in Montgomery County.



**Log City One:** The Agency previously received an application from Log City One, LLC. for the development of a project called EcoFlats at Log City in the Town of Amsterdam. The project is an approximately \$35.6 Million, 168-unit market rate, eco-friendly multifamily development. The EcoFlats project is a Round II winner of the NYSEDA Buildings of Excellence Competition. Eco Flats at Log City is slated to be the largest Phius ZERO multifamily development in the U.S. Shortly after the Agency closed on the lease/leaseback transaction in 2025 groundbreaking and construction commenced.

**Dutch Hollow:** Construction continued through 2025 and a grand opening ribbon cutting took place in the fall of 2025. Previously, the Agency received and approved an application from Golf Course Apartments LLC for a \$3.7 million 40-unit senior apartment complex exclusively available to those 55 and older and offering independent living options. The project is located in the Town of Amsterdam.

# Community Development Fund

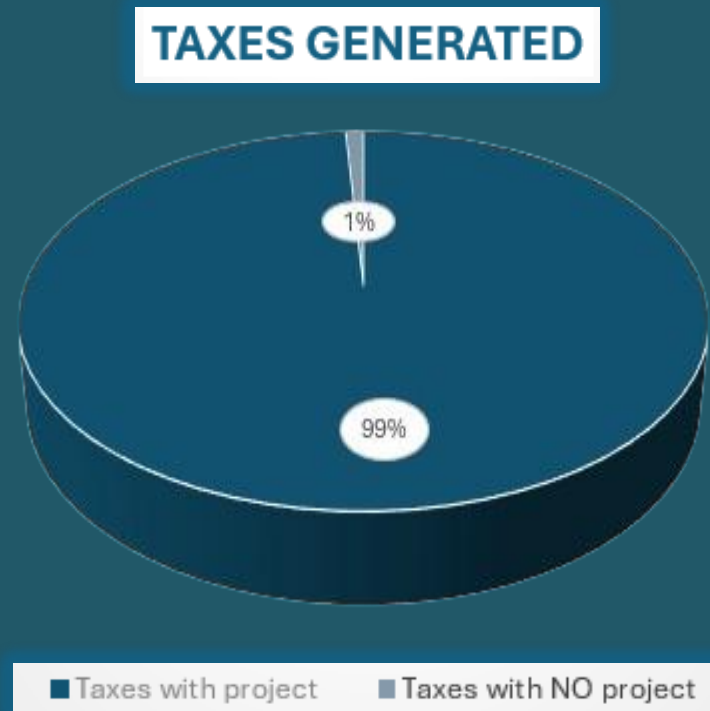
The Montgomery County Community Development Fund was started, in 1989, to provide funding to qualified economic development projects. The main function of the Fund is to provide low interest loans to businesses located in or relocating to Montgomery County. These loans provide the businesses with the capital necessary to create and retain jobs, purchase new equipment to meet the changing needs of their businesses and to provide working capital.



As of December 31, 2025, the Fund had approximately \$2.25M available to local businesses. Two new loans were processed this year. The fund has over \$1.1M in outstanding loans to 7 county businesses. The IDA and MCBDC continue to work with new and existing businesses, making these companies aware of the programs offered through the Community Development Fund.

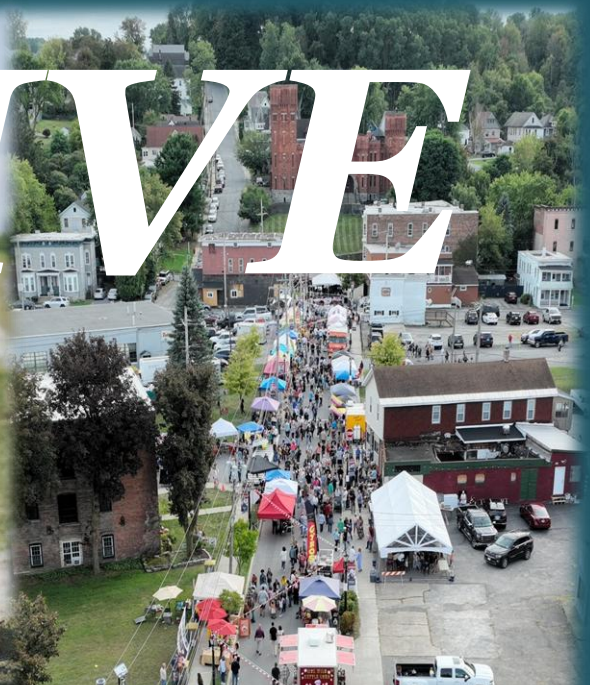
# IDA/CRC Projects

The Montgomery County Business Development Center has assisted companies with expansion and retention projects as well as attracting new companies to Montgomery County. This assistance has been in the form of loans and various grants along with financial assistance through the Montgomery County Industrial Development Agency. The figures indicated below are rounded to the nearest whole dollar therefore totals may vary slightly.



In 2025, the IDA assisted over 11 companies who employed over 716 individuals with a combined annual payroll in excess of \$80 million and generated over \$734,000 in property taxes and PILOT payments. Additionally, these projects accounted for over \$963 million in capital investment.

# LIVE



# Tourism

In 2025, Montgomery County's Tourism Program expanded visitor engagement through events, partnerships, and outdoor recreation. The **Music on the Mohawk Summer Concert Series** connected municipal performances with five nights of music each week, boosting cross-community attendance. The **Montgomery County Kayak-a-Thon** doubled participation to about 250 attendees from six states and 121 New York communities, while the **Erie Canal Bike Tour** brought additional cycling visitors. Trail counters recorded strong usage, with Fort Plain averaging 27,217 users and Amsterdam 32,461. The county also celebrated **Erie Canal 200** with the historic *Seneca Chief*, installed three digital kiosks, supported Amsterdam's Trail Town designation, and saw **Blues at Burbine** sell out for the fifth consecutive year.

Together, these efforts demonstrate the Tourism Program's continued growth and economic impact, positioning Montgomery County as a vibrant destination for visitors and residents alike.



# Marketing

The Montgomery County Business Development Center continues to utilize a strategic approach to marketing. An array of tools help accomplish the stated goals of attracting new businesses and people to the county, while also promoting and assisting our existing employers.

MCBDC remains committed to building and crafting long-term partnerships with the local business community and with our local government to ensure a business-friendly climate where industries can thrive, and career opportunities exist for our residents. These efforts are part of a broader campaign to boost economic vitality in the county and designed to promote sustained regional growth.

These goals will be achieved by the continued utilization of this marketing plan to build on the county's brand and showcase the economic opportunities available.

**WE WANT YOUR EVENTS!**

Hosting an event in Montgomery County? Get featured on our official tourism calendar and reach locals and tourists alike.

From festivals and concerts to workshops and outdoor adventures —your event deserves to be seen. Submit today and let everyone discover the magic happening in the Montgomery County.

**SUBMIT YOUR EVENT NOW**

**SUCCESSFUL ADVANCED MANUFACTURING COMPANIES CHOOSE MONTGOMERY COUNTY**

- Skilled and highly competitive manufacturing workforce
- Immediate access to transportation corridors
- Proximity to markets

518.853.8334  
montgomerycountyworks.com

**MONTGOMERY COUNTY**  
BUSINESS DEVELOPMENT CENTER

**Small Business of the Month**

**7 FUN FALL ACTIVITIES TO ENJOY IN Montgomery County**

- Pick the Perfect Apple at Bellinger's Orchard
- Find the Best Pumpkin at Starlight Acres
- Cheer on Your Favorite High School Football Team
- Take a Scenic Drive Through Montgomery County's Countryside
- Sip a Pint at Schwalbacher Brewing
- Get Lost in the Corn Maze at Sand Flats Orchard
- Visit the Haunted History Trail

**MONTGOMERY COUNTY**  
Works

**MONTGOMERY COUNTY**  
VISIT  
COME HERE TO GET BACK

**MONTGOMERY COUNTY**  
Made of Something **STRONGER**

# ABOUT US

## MCBDC STAFF



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## Industrial Development Agency Board Of Directors

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

Chairman  
Vice-Chair  
Treasurer  
Secretary  
Member  
Member  
Member

## County Planning Board


Mark Hoffman  
Angela Frederick  
Peter Lyden  
Dave Wiener  
Vacant  
Irene Collins  
Frank Szyjkowski  
Francis Maphia, Jr.  
Erin Covey  
Betty Sanders  
Wayne DeMaille

Chairman, District #2  
District #1  
District #3  
District #4  
District #5  
District #6  
District #7  
District #8  
District #9  
Alternate  
Alternate

## Agricultural & Farmland Protection Board

Roy Dykeman  
Dave Rivkovich  
Michael Cole  
Martin Kelly  
Thomas Elwood  
Kenneth Rose  
Tom Nelson  
Corey Nellis  
Christine DePasquale  
Russ Kelly

Active Farmer  
Active Farmer  
Active Farmer  
Agribusiness  
County Legislator  
Eco. Dev. Director  
Farm Bureau  
County Soil & Water  
Real Property Dir.  
Cornell Cooperative



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