

1 THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
2 STATE OF NEW YORK

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3 In The Matter of

4 Re: MC NEILLY WOOD PRODUCTS, INC.

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5 Hamptonburgh Town Hall  
6 18 Bull Road  
7 Campbell Hall, New York  
8 September 4, 2019  
9 11:00 a.m.

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11 B E F O R E: KEVIN DOWD, ESQ.  
12 IDA ATTORNEY

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FRANCES ROTH  
Court Stenographer  
168 North Drury Lane  
Newburgh, New York 12550  
Telephone (845) 566-1641

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2 A P P E A R A N C E S:

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4 LAW OFFICES OF KEVIN T. DOWD

Attorney for IDA

5 46 Daisy Lane

Montgomery, New York 12549

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7 Kelly Reilly

Client Services Specialist, OCIDA

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MC NEILLY WOOD PRODUCTS, INC.

1 MR. DOWD: Good morning, I will ask you to  
2 rise for the Pledge of Allegiance.

3 (Whereupon, the Pledge of Allegiance was  
4 recited.)

5 MR. DOWD: Thank you. My name is Kevin  
6 Dowd, I'm local counsel for the Orange County  
7 Industrial Development Agency, I will be  
8 conducting the public hearing. To my right is  
9 Kelly Reilly, one of our administrative staff  
10 members and to her right is Fran Roth who's our  
11 stenographer who is taking down everything that's  
12 said today. That transcript will be available to  
13 the board members before any further action is  
14 taken on this application by the IDA and also  
15 will be posted on the website, correct?

16 MS. REILLY: Yes.

17 MR. DOWD: I will begin by reading the  
18 Notice of Public Hearing and then we'll open it  
19 up for public comment. Notice is hereby given  
20 that a public hearing pursuant to Article 18-A of  
21 the New York General Municipal Law will be held  
22 by the Orange County Industrial Development  
23 agency on Wednesday, September 4, 2019, at 11:00  
24 a.m. local time at the Hamptonburgh Town Hall, 18  
25 Bull Road, Campbell Hall, New York 10916 in

## MC NEILLY WOOD PRODUCTS, INC.

1 connection with the following matter: MC NEILLY  
2 WOOD PRODUCTS, INC., a corporation duly organized  
3 and validly existing under the laws of the State  
4 of New York, for itself or on behalf of an entity  
5 formed or to be formed, has submitted an  
6 application to the Agency requesting the Agency's  
7 assistance with respect to a certain project  
8 consisting of: (A) the acquisition by the Agency  
9 of a leasehold interest in an approximately 20  
10 plus/minus acre parcel of land located at 120  
11 Neelytown Road in the Town of Hamptonburgh,  
12 Orange County, New York; (B) the construction on  
13 the Land of an approximately 50,000 square foot  
14 manufacturing/warehousing building; and (C) the  
15 acquisition and instllation in, on and around the  
16 Improvements of certain items of equipment and  
17 other tangible personal property including, but  
18 not limited to, mechanicals, plumbing, lighting,  
19 fixtures and furnishings; and, together with the  
20 Land and the Improvements; all for use as a wood  
21 pallet manufacturing/warehousing space, of which  
22 a portion may be subleased to various tenants.  
23 The Agency will acquire a leasehold interest in  
24 the Facility and lease the Facility back to the  
25 Company. The Company will operate the Facility

## MC NEILLY WOOD PRODUCTS, INC.

1 during the term of the lease. At the end of the  
2 lease term, the Agency's leasehold interest will  
3 be terminated. The Agency contemplates that it  
4 will provide financial assistance to the Company  
5 in the form of sales and use tax exemptions, a  
6 mortgage recording tax exemption and a partial  
7 real property tax abatement, all consistent with  
8 the policies of the Agency unless procedures for  
9 deviation are complied with. A representative of  
10 the Agency will be at the above-stated time and  
11 place to present a copy of the Company's Project  
12 Application and hear and accept written and oral  
13 comments from all persons with views in favor of  
14 or opposed to or otherwise relevant to the  
15 proposed Financial Assistance. Dated: August  
16 16, 2019 by the Orange County Industrial  
17 Development Agency. I'd like to say we have a  
18 letter of support for the project from the Town  
19 of Hamptonburg Town Supervisor, Robert Jankowski,  
20 which is part of our record. At this time, I'd  
21 ask if there's anyone from McNeilly who'd wish to  
22 make any statements about the project?

23 MR. MC NEILLY: Well, we're excited and we  
24 hope that we can be a good neighbor to our fellow  
25 Hamptonburg neighbors and we're here to answer

MC NEILLY WOOD PRODUCTS, INC.

1 any questions that anyone might have.

2 MR. DOWD: Thank you. So according to the  
3 application, the total capital costs of the  
4 project is \$3.9 million, the applicant also has a  
5 \$705,000 CFA grant in the State of New York.

6 MR. MC NEILLY: That's correct.

7 MR. DOWD: The sales tax exemptions  
8 requested are approximately \$97,500 for  
9 construction, \$24,375 for equipment, the mortgage  
10 recording tax is approximately \$22,500 and  
11 they're requesting a ten year PILOT which  
12 according to Orange County Real Property Services  
13 estimates that the total savings over the ten  
14 year period would be \$473,074. McNeilly  
15 presently employs 51 full time equivalent  
16 employees, within three years of this project  
17 being completed they expect to hire an additional  
18 20. Anything misstated there?

19 MR. MC NEILLY: No.

20 MR. DOWD: With that, I'll open up to any  
21 comments from anyone in the public? No one?  
22 There being no public comment, I would declare  
23 the public hearing closed. I thank you all for  
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MC NEILLY WOOD PRODUCTS, INC.

1 coming.

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4 (Proceedings concluded at 11:05 a.m.)

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## C-E-R-T-I-F-I-C-A-T-I-O-N

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4 I, FRANCES ROTH, a Stenographic Reporter and Notary Public  
5 of the State of New York, do hereby certify:

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7 That the foregoing is an accurate record of the testimony,  
8 as given, to the best of my knowledge and belief, the same  
9 having been stenographically recorded by me and transcribed  
10 under my supervision.

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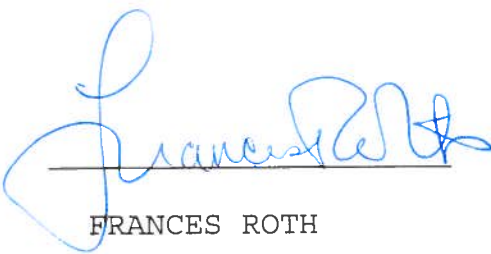
12 That I am not related to any of the parties involved in  
13 this matter, and that I have no personal interest  
14 whatsoever in the outcome thereof.

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FRANCES ROTH

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