

[www.montgomeryida.com](http://www.montgomeryida.com)

**Montgomery**  
INDUSTRIAL DEVELOPMENT AGENCY

# PERFORMANCE REPORT

2024



# Our Mission

The Town of Montgomery IDA advances the economic prosperity and quality of life of the Town of Montgomery and its residents by attracting and acting in support of economic development projects, placemaking, workforce development initiatives, energy sustainability, and private investment in infrastructure through utilizing the statutory powers of the agency set forth under the provisions of the laws of New York State. Our tax incentive programs aid in the attraction, retention, and expansion of businesses and job opportunities while strategically positioning the Town of Montgomery as the premier Hudson Valley destination to work, live, and visit.

In 2024, the Board and Executive Director continued to advance economic development by supporting key projects and addressing infrastructure challenges necessary for long-term growth. Efforts this year focused on finalizing the Milk Factory LLC project, which will bring a unique agritourism and vacation destination to the town. Additionally, we have been working closely with a new developer to advance the adaptive reuse project at 29 Grant Street in the Village of Walden, ensuring the submission of an updated application to move the project forward. The IDA is also supporting efforts for the creation of a business park floating zone to support the Aden Brook business park that will be used to attract high tech advanced manufacturing projects to the town.

Recognizing the critical need for infrastructure improvements, the IDA has actively pursued solutions by applying for a Strategic Planning for Economic Development Grant. This initiative is designed to address vital water and sewer capacity issues, which have been a barrier to attracting larger-scale advanced manufacturing and tourism projects. The grant will play a key role in mapping out future investments to enhance the town's ability to support high-impact economic development.

We are fulfilling our mission by strategically positioning the Town of Montgomery as a destination for agritourism, mixed-use development, and manufacturing expansion while ensuring that the necessary infrastructure is in place to support sustainable growth. These efforts will continue to drive job creation, business retention, and long-term economic prosperity for the community.

A full list of projects can be found on our website at [montgomeryida.com/projects](https://montgomeryida.com/projects).

## NUMBER OF FULL-TIME JOBS RETAINED OR CREATED

**2,093**

# SUPPORTING LOCAL ECONOMIC GROWTH AND JOB GROWTH IN THE TOWN

The IDA remains committed to its mission of fostering sustainable economic growth in the Town of Montgomery. In 2024, the IDA focused on the following areas:

- **Advanced Industries Focus:** Our Executive Director, Vincent Rouhotas, is collaborating with County officials and economic development leaders to attract projects in advanced manufacturing, pharmaceuticals, semiconductor, and technology sectors. These industries represent critical opportunities for Orange County and align with regional growth strategies.
- **Workforce Development:** Ongoing partnerships with BOCES, Valley Central, and SUNY Orange aim to address workforce needs and create pathways for local residents to participate in emerging industries.
- **Supporting Infrastructure Upgrades:** The IDA applied for a grant through NYSED to conduct a water and sewer feasibility study to extend services to the Scotts Corners corridor. This initiative aims to address infrastructure challenges and unlock future economic development opportunities.

## SUPPORTING REGIONAL ECONOMIC GROWTH

- Attended NYATEP and NYSEDC Conferences to get more of an understanding of regional approaches to economic development efforts, to network with colleagues, and to receive economic development related training and education.
- Attended Fall OC Economic Development Summit- Mount St. Mary College
- Attended Orange County Partnership Networking Breakfasts and monthly events  
Relationship building with key stakeholders
- Attended NYSEDC Fall IDA Academy to connect with other IDA's throughout the state and to learn and compare best practices and receive related training and education.
- Attended Construction Contractors Association of Hudson Valley quarterly events to network and build relationships with local labor leaders and key stakeholders in the construction industry.

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## NOTABLE PROJECTS AND ACTIVITIES

### Ongoing Projects in 2024

- **Hudson Valley Country Club:** Renovations continued at the Lake Osiris golf course as part of this adaptive reuse project, which is expected to create 19 additional jobs and enhance local tourism.

## Strategic Planning Initiatives for Economic Development

- **Water and Sewer Feasibility Study:** The IDA applied for a grant through NYSED to conduct a water and sewer feasibility study for the Scotts Corners corridor. This initiative aims to address infrastructure challenges and unlock future economic development opportunities.

## 2025 Project Outlook

The IDA is excited to support the development of the following projects:

- **Milk Factory by City Winery** – The IDA anticipates closing on the agreement in early 2025 with construction set to begin on this transformative project in the spring.
- **Dinosaur Park**– A major agritourism attraction set to boost local tourism.
- **AdenBrook Business Park** – This business park would attract key players in tech, pharma, and advanced manufacturing.
- **29 Grant Street Brewery and Mixed-Use Housing Project** – A key adaptive reuse project that will address housing issues and also bring a great attraction to the Village of Walden

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## COMMUNITY ENGAGEMENT AND EVENTS

The IDA actively engaged with the community in 2024 through the following efforts:

- **Grant Research and Advocacy:** Researched and presented funding opportunities, including the Shovel Ready Grant and Restore NY Grant, to local elected officials.
- **Community Partnerships:** Supported community initiatives, such as the Town of Montgomery Pedestrian Park and walking path project.
- **Public Outreach:** Strengthened relationships with stakeholders, including regular meetings with elected officials and the Valley Central School Superintendent.

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## ORGANIZATIONAL UPDATES

- **Leadership Transition:** The appointment of Vincent Rouhotas as Executive Director marked a new chapter in the IDA's mission to drive economic development and create quality job opportunities for residents.
- **Board Updates:** The IDA Board welcomed continued contributions from dedicated members under the leadership of Chairman John Dickson.
- **Policy and Governance:** The IDA maintained transparency and compliance by livestreaming all public meetings and updating its website to ensure accessibility of required documents and resources.

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## **LOOKING AHEAD**

The Town of Montgomery IDA is poised for an impactful year in 2025. By prioritizing strategic infrastructure investments, supporting high-quality development projects, and focusing on industries with long-term growth potential, the IDA aims to deliver meaningful economic benefits for Montgomery residents and businesses.

For more information on the IDA's projects and initiatives, visit [www.montgomeryida.com](http://www.montgomeryida.com).