



REGULAR MEETING OF THE
TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY
110 Bracken Road
Montgomery, New York 12549 www.montgomeryida.com
(845) 457-2661

July 8, 2025

AGENDA (*Draft Agenda Subject to Change)
1:00 PM

1. Call to Order and Declaration of Quorum
2. Approval of the June 10, 2025 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Executive Director's Report
5. Financial Report
6. IDA General Counsel Discussion and RFP for New Counsel
7. Other Business
8. Adjournment
9. Next Regular Meeting Scheduled for August 12, 2025 at 1:00 p.m.

The meeting shall be live-streamed and be available for viewing at the following sites:
<https://acquisitionsmarketing.com/> <https://www.youtube.com/@TownofMontgomeryIDA>

Montgomery IDA
110 Bracken Road
Montgomery, New York 12549
www.montgomeryida.com
(845) 457-2600



TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY MEETING MINUTES

**June 10, 2025
1:00PM**

PRESENT:

J. Thomas Jones – Chairman
George DeClue – First Vice Chair
Robert Santo – Second Vice Chair
Matt Stoddard – Treasurer
Robert Santo – Member
Jose Hernandez – Member
Greg Hoover – Member

Vincent Rouhotas – Executive Director
Lauren Rowley – Secretary
Ashley Torre – Naughton & Torre LLP
Livestream Services, Acquisitions Marketing

ABSENT:

Stacey Hillman – Member

NOTE: Conference Call Line – No calls.

AGENDA

1. Call to Order and Declaration of Quorum
2. Approval of the May 13, 2025 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Consideration to Adopt Amendment to Bylaws to allow ACH Payments
5. IDA Marketing Presentation for Business Attraction
6. Executive Director's Report
7. Financial Report
8. Other Business
 - Schedule Annual ABO Board Meeting Trainings
9. Adjournment

Next Regular Meeting scheduled for Tuesday, July 8, 2025 at 1pm.

Meeting

1. Chairman J. Thomas Jones called the meeting to order and introduced the board members in attendance. A quorum was present.
2. A motion was made by Jose Hernandez to approve the May 13, 2025 meeting minutes, which was seconded by Greg Hoover. A vote was taken by roll call.

Jose Hernandez – Aye
Matt Stoddard – Aye
Robert Santo – Aye
George DeClue – Aye
Greg Hoover – Aye
J. Thomas Jones - Abstain

Motion carried.

Later in the meeting it was noted that the titles of the Chairman, Vice Chairman, and Second Vice Chairman needed to be updated in the May 13, 2025 minutes. A motion was made by Jose Hernandez to accept the minutes as corrected, which was seconded by George DeClue. All board members were in favor, none opposed. Motion carried.

3. There was no public comment on items on the agenda.
4. J. Thomas Jones encouraged members to look at the bylaws and refamiliarize themselves with how the IDA operates and is governed. The only change that was identified is red lined so everyone can see them. The change will allow the IDA to use ACH payments to expedite payments. It also saves the check signers from having to come in all the time to sign checks and ensures that payments can be made on time. The Chairperson and Treasurer still have to approve the payments just like they would checks.

A motion was made by George DeClue to adopt the amended bylaws as presented, which was seconded by Jose Hernandez. A vote was taken by roll call.

Jose Hernandez – Aye
Matt Stoddard – Aye
Robert Santo – Aye
George DeClue – Aye
Greg Hoover – Aye
J. Thomas Jones - Abstain

Motion carried.

5. Vincent Rouhotas shared a presentation he put together for site selectors and corporate real estate advisors to showcase the Town of Montgomery, available sites here in the town, and what makes Montgomery a great place to live and work.
6. Vincent Rouhotas gave his Executive Director report to the board. (Attached.)
7. Matt Stoddard read the May Financial Report. (Attached.)

A motion was made by Greg Hoover to accept the May Financial Report, which was seconded by Robert Santo. All board members were in favor, none opposed. Motion carried.

8. J. Thomas Jones just gave another reminder to everyone to sign-up for the ABO trainings that every board member is required to participate in.

J. Thomas Jones also reminded everyone that the Montgomery IDA is an independent authority, but does serve at the pleasure of the town board so just keep this in mind when you're out there engaging with the community we are stewards of them as much as we are bringing our own independence to the table to make the best decisions we can.

9. Robert Santo made a motion to adjourn the meeting, which was seconded by George DeClue. All board members were in favor, none opposed. Motion carried.

Next regular meeting of the Montgomery IDA: Tuesday, July 8, 2025 at 1pm.

These minutes were transcribed by Lauren Rowley, Secretary of the Montgomery IDA.



Executive Director's Report – July 2025 Board Meeting

Key Matters to Take Note of

- All members of the board have either completed or are scheduled to complete the required ABO board training.
- IDA Counsel Ashley will be stepping away from her role. I have distributed an RFP to several qualified firms and expect to present a recommendation for new general counsel by August 1st.

Project Updates / Business Development

Rail Line Tourist Attraction

I have been actively involved in discussions with the County regarding the development of a train ride attraction. One potential location is the Walden rail line running to Campbell Hall. The primary challenge is identifying a site with parking capacity for at least 200 vehicles. I've submitted 29 Grant Street as a strong candidate to both the County and the attraction's project owner. A meeting is scheduled for July 15 at the County Executive's office to discuss this site, along with others under consideration. If Walden is selected for this project, it has the potential to attract redevelopment of the former Package Lighting facility into a mixed-use venue space.

Freight Rail Site – Local Steel Company Expansion

I have been in touch with the realtor representing this project, and things appear to be progressing. A contract on the property is expected to close in August. The developer intends to submit an application to the IDA, as they will require assistance to move forward with the expansion. I anticipate receiving this application later this summer. The project owner maintains that this expansion will lead to at least 25 new jobs in the town.

E. Kaisertown Industrial Park

I am working to set up a meeting with the **Orange County Partnership** and the site owners to explore grant opportunities, such as the **NY FAST** grant, to help advance this property toward shovel-ready status.

Hotel Development

I was introduced to one of Wyndham's local developers in Orange County, and we toured a site of interest in the Town of Montgomery. The developer expressed strong interest, and I facilitated an introduction to the site owner to explore next steps. In addition, Wyndham has signed an agreement

with a local realtor to identify other suitable properties in the area to explore other options.

Events & Conferences

- **County Executive's Annual Golf Outing**
A productive day of networking with county officials and regional stakeholders.
 - **Orange County Chamber Mega Mixer at Drowned Lands Brewery**
Attended alongside Tom and Greg. It was a valuable opportunity to connect with local business leaders and reinforce the IDA's presence amongst the business community.
 - **IDA Golf Luncheon with Orange & Rockland County IDAs**
I joined fellow IDA leaders for a luncheon and golf outing, strengthening relationships and sharing best practices among agencies.
-

Marketing & Outreach

I am finalizing our next quarterly newsletter, which will:

- Highlight active developments such as the film studio and I-84 logistic center breaking ground in the town.
 - Extend an open invitation to developers and landowners to partner with the IDA.
 - Emphasize grant funding opportunities available through the IDA but not to private applicants.
 - Promote our Business Park Floating Zone, which streamlines approvals for high-impact projects in designated business parks.
 - Get our message out that we are open for business to support smart development in the town and that the IDA is here to help at every stage of the process.
-

Community Engagement

I'm in the early stages of planning a "Coffee and Conversation" event. The plan for this event is to bring together local businesses, residents, and economic development stakeholders for a panel discussion and light breakfast. The goal is to:

- Educate the public on the role and value of the IDA.
- Discuss challenges to development in the Town of Montgomery.
- Build transparency and community trust.

I welcome the board's feedback and support in planning this event. My hope is to establish it as a quarterly or semiannually event that is free to attend and funded by sponsorships through our CRC.

Respectfully submitted,

Vincent Rouhotas

Executive Director, Town of Montgomery IDA



**TOWN OF MONTGOMERY
INDUSTRIAL DEVELOPMENT AGENCY
110 BRACKEN ROAD
MONTGOMERY, NY 12549**

**Monthly Statement
Orange Bank & Trust**

6/30/2025

PUBLIC FUND MUNI (3366)

Checkbook Beginning Balance from last report----- \$ 17,566.60

ADD

\$ 17,566.60

CHECKS

102	NYS Economic Dev. Council--2025 Annual Conference-----	\$	760.00
103	PKF O'Connor Davis, LLP--2024 Audit-----	\$	11,000.00
104	Construction Contractors Assoc---2025 expo ticket-----	\$	65.00
106	Orange County Partnership---Invoice 2025-10263-----	\$	175.00
108	Assoc of Towns of the State of NY---Inv 3501-----	\$	185.00
109	Acquisitions Marketing---May Invoice-----	\$	1,050.00

\$ 13,235.00

Checking Account Balance

\$ 4,331.60

SAILFISH ESCROW ACCT (8008)

Checkbook Beginning Balance----- \$ 3,212.00

ADD

CHECKS

Checking Account Balance

\$ 3,212.00

KEY CAPTURE ENERGY (4109)

Checkbook Beginning Balance \$ 1,480.00

ADD:

CHECKS

Checking Account Balance

\$ 1,480.00

CITY WINERY ESCROW (4112)

Checkbook Beginning Balance \$ 1,340.00

ADD

\$ 1,340.00

CHECKS

Checking Account Balance

\$ 1,340.00

MMDA MUNICIPAL (4593)

Checkbook Beginning Balance \$ 314,985.64

ADD

Interest----- \$ 601.92

\$ 315,587.56

CHECKS

Checking Account Balance

\$ 315,587.56



**TOWN OF MONTGOMERY
INDUSTRIAL DEVELOPMENT AGENCY
110 BRACKEN ROAD
MONTGOMERY, NY 12549**

Monthly Statement

6/30/2025
Pg 2 Cont.

HUDSON VALLEY COUNTRY CLUB (3062)

Checkbook Beginning Balance

\$ 7,187.00

ADD

\$ 7,187.00

CHECKS

Checking Account Balance

\$ 7,187.00

PUBLIC FUND- BANK CARD (2940)

Card Balance

\$ 2,079.79

ADD

\$ 2,079.79

WITHDRAWAL

AW

QB

AW

Google

AW

Purchase Sig

\$ 37.84

\$ 233.55

\$ 135.00

\$ 406.39

Checking Account Balance

\$ 1,673.40

	CURRENT 6/30/2025	LAST MEETING 5/31/2025	CHANGE
Orange Bank & Trust (3366)	\$ 4,331.60	\$ 17,566.60	\$ (13,235.00)
Orange Bank & Trust - Sailfish Escrow Acct (8008)	\$ 3,212.00	\$ 3,212.00	\$ -
Orange Bank & Trust Key Capture Energy Escrow (4109)	\$ 1,480.00	\$ 1,480.00	\$ -
Orange Bank & Trust City Winery Escrow (4112)	\$ 1,340.00	\$ 1,340.00	\$ -
Orange Bank & Trust Money Market (4593)	\$ 315,587.56	\$ 314,985.64	\$ 601.92
Orange Bank & Trust Hudson Valley Country Club (3062)	\$ 7,187.00	\$ 7,187.00	\$ -
Orange Bank & Trust-Public Fund Bank Card (2940)	\$ 1,673.40	\$ 2,079.79	\$ (406.39)
TOTAL	\$ 334,811.56	\$ 347,851.03	\$ (13,039.47)