



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

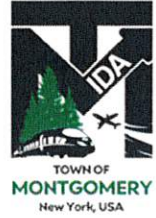
December 9, 2025

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

1. Call to Order and Declaration of Quorum
2. Approval of the November 12, 2025 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Executive Director's Report
5. Financial Report
6. Choice Films IDA Application & Presentation
7. Annual Policy Review & Discussion for January 2026 Vote
8. Adopt Board Meeting Schedule for 2026
9. Other Business
  - A. NYS ESD Grant Approval Consideration for 17k Water/Sewer Feasibility Study
10. Executive Session- Discussion of Board Candidate recommendations to Town Board
11. Adjournment
12. Next Regular Meeting Scheduled for January 13, 2026 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

November 12, 2025  
1:00PM

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### PRESENT:

J. Thomas Jones – Chairman  
George DeClue – First Vice Chair  
Robert Santo – Second Vice Chair  
Matt Stoddard – Treasurer  
Jose Hernandez – Member  
Stacey Hillman – Member  
Greg Hoover – Member  
  
Vincent Rouhotas – Executive Director  
Lauren Rowley – Secretary  
Rudy Zodda – Bleakley Platt & Schmidt  
Livestream Services, Acquisitions Marketing

### ABSENT:

Lauren Rowley – Secretary

**NOTE: Conference Call Line – No calls.**

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### AGENDA

1. Call to Order and Declaration of Quorum
2. Executive Session – Review IDA Board Member Applications
3. Approval of the October 14, 2025 Meeting Minutes
4. Public Comment on Items on the Agenda
5. Executive Director's Report
6. Financial Report
7. IDA Term Cycle & Bylaw Amendment Vote
8. Other Business
9. Adjournment

Next Regular Meeting scheduled for Tuesday, December 9, 2025 at 1pm.

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## Meeting

1. Chairman J. Thomas Jones called the meeting to order and introduced the board members in attendance. A full quorum was present.
2. A motion was made by Stacey Hillman to go into Executive Session to discuss potential board candidates, which was seconded by George DeClue. A vote was taken by roll call.

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

Motion carried.

3. A motion was made by Jose Hernandez to accept the meeting minutes from October 12, 2025, which was seconded by Stacey Hillman. A vote was taken by roll call.

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

Motion carried.

4. There was no public comment on items on the agenda.
5. Vincent Rouhotas gave his Executive Director report to the board. (Attached.)
6. Matt Stoddard read the October Financial Report. (Attached.)

A motion was made by Jose Hernandez to accept the October Financial Report, which was seconded by George DeClue. A vote was taken by roll call.

Jose Hernandez – Aye  
Stacey Hillman – Aye  
Matt Stoddard – Aye  
J. Thomas Jones – Aye

George DeClue – Abstain  
Robert Santo – Aye  
Greg Hoover – Aye

Motion carried.

7. J. Thomas Jones reminded everyone of the previous discussions at the last couple board meetings about terms for board members and that the board would be voting on the updated by-laws today. There have been no changes and J. Thomas Jones read the redlined version. There were no additional comments or questions.

A motion was made by Greg Hoover to accept the changes to the by-laws with regards to terms for board members, which was seconded by Stacey Hillman. A vote was taken by roll call.

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

Motion carried.

8. Robert Santo asked about Amazon releasing workers and if that affected our contract with them and if we should apply for a claw back.

Vincent Rouhotas said that we do not have employment numbers yet and he didn't want to misspeak and put wrong information out there, but yes, if they are under their job creation numbers then there are things in place for claw backs.

Vincent Rouhotas distributed and J. Thomas Jones read aloud a special resolution recognizing Robert Santo for his service, leadership, and dedication to the Montgomery IDA Board and the Town of Montgomery. A motion was made by Stacey Hillman to accept the resolution of appreciation, which was seconded by Jose Hernandez. A vote was taken by roll call.

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

Motion carried with enthusiasm and best wishes to Robert.

8. Jose Hernandez made a motion to adjourn the meeting, which was seconded by George DeClue. A vote was taken by roll call.

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

Motion carried.

Next regular meeting of the Montgomery IDA: Tuesday, December 9, 2025 at 1pm.

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



**Executive Director's Report  
December 2025 Board Meeting  
Submitted by: Vincent Rouhotas, Executive Director**

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*Key Matter Updates*

**Annual Audit**

PKF O'Connor Davies is scheduled to begin the annual audit during the week of **January 26**. The Audit Committee has reviewed this year's engagement letter and the scope of work at the committee meeting.

**ESD Grant – Feasibility Study**

I connected with our local Empire State Development office, and they have granted an extension for the IDA to formally accept our feasibility study grant award. The new deadline is **December 31**.

**Board Engagement & Upcoming Events**

I will have sign-up sheets available for upcoming community and economic development events. My goal is to increase board engagement between meetings so board members are well-positioned to support the IDA's mission, represent the organization publicly, and provide valuable insight on opportunities in the Town. I encourage board members to reach out anytime to discuss projects, strategy, or ideas.

**Board Vacancy**

Tom, George, and I interviewed four candidates for the open board seat. We have identified two finalists to recommend to the Town for interview and possible appointment. This will be discussed further in executive session.

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*Project Updates & Business Development*

**Choice Films**

I met with Choice Films to review and help finalize their IDA application for their second film studio in the Town. They are present today to formally present their application to the Board. Additionally, we will be hosting a roundtable discussion with Choice Films, Orange County officials, and the Orange County Partnership to plan for long-term film industry expansion and support. Once a date is set, I will notify the Board so members may participate.

### **Project Eagle**

As reported last month, we submitted an RFI through the Orange County Partnership for a U.S. aerospace and defense manufacturer evaluating the **84 Logistics Center**. The project would create approximately **150 jobs**, with wages starting at **\$37 per hour**.

At the Partnership's annual event, I spoke with the project's broker, who confirmed strong interest in the Montgomery site and requested a follow-up meeting. We expect an announcement this month regarding next steps.

### **Prime Metals Corp**

The owner of Prime Metals, Peter Scrumpf, informed us that he needs an additional month to finalize total project costs. He intends to move forward with his IDA application at the **January meeting**.

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### *Meetings, Outreach & Events*

#### **Monthly Economic Development Roundtable**

Continued participation in the monthly roundtable with the Orange County Partnership and countywide economic development leaders to share updates, align strategies, and discuss workforce initiatives.

#### **Cuddy Feder – Eon Nichols**

I met with Eon Nichols of Cuddy Feder LLP, a firm representing multiple Hudson Valley developers. We discussed the IDA's mission and my ongoing efforts to engage developers and highlight that the Montgomery IDA is open for business. Eon expressed enthusiasm about our direction and will help communicate opportunities to his clients.

#### **Pureland Hospitality**

I met with Pureland Hospitality President Jim Zhang to discuss interest in developing a hotel in the Town—an urgent need due to the growing film industry presence. Choice Films has reported fully booking three hotels in Newburgh and Dutchess County to house staff working in Montgomery, representing missed opportunity for the Town.

Mr. Zhang also shared that he has a direct line of communication with a Taiwanese semiconductor company exploring NYS investment opportunities. They expressed interest in Orange County due to proximity to Stewart International Airport, quality of life, and the expanding semiconductor ecosystem tied to Micron's major New York investment. I connected Mr. Zhang with the Orange County Partnership to advance discussions and made known that Montgomery has strong incentives and is open for business in attracting the semiconductor industry.

#### **Leadership Orange 2.0 Conference**

I attended the inaugural Leadership Orange 2.0 Conference at Mount Saint Mary College. Sessions highlighted leadership in the era of AI, emotional intelligence, and sector-focused discussions on planning and infrastructure, arts, healthcare, education, and workforce development. The event provided strong regional insights and networking opportunities beneficial to our work.

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**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

11/30/2025

**PUBLIC FUND MUNI (3366)**

Checkbook Beginning Balance from last report----- \$ 26,816.37

**ADD**

\$ 26,816.37

**CHECKS**

128 Pattern for Progress---inv 9/9---event----- \$ 195.00  
129 Naughton & Torre, LLP---Inc 33627----- \$ 780.00  
132 Town of Montgomery---Q3 2025----- \$ 21,182.65

\$ 22,157.65

Checking Account Balance

\$ 4,658.72

**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 \$ 580.00

**ADD**

\$ 580.00

**CHECKS**

Checking Account Balance

\$ 580.00





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

**Monthly Statement**

11/30/2025

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**MMDA MUNICIPAL (4593)**

	Checkbook Beginning Balance	\$	257,648.06
<b><u>ADD</u></b>	Interest-----	\$	378.09
		\$	258,026.15

**CHECKS**

AW	Transfer to 2940-----	\$	2,000.00
	Checking Account Balance	\$	256,026.15

**HUDSON VALLEY COUNTRY CLUB (3062)**

	Checkbook Beginning Balance	\$	7,187.00
<b><u>ADD</u></b>		\$	7,187.00

**CHECKS**

	Checking Account Balance	\$	7,187.00
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**PUBLIC FUND- BANK CARD (2940)**

	Card Balance-----	\$	201.98
<b><u>ADD</u></b>	Transfer from 4593-----	\$	2,000.00
		\$	2,201.98

**WITHDRAWAL**

AW	Google---Gsulte-----	\$	285.45
AW	Google---Gsulte--Dunkin Donuts-----	\$	15.99
		\$	301.44

	Checking Account Balance	\$	1,900.54
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	CURRENT 11/30/2025		LAST MEETING 10/31/2025		CHANGE
Orange Bank & Trust (3366)-----	\$ 4,658.72	\$	26,816.37	\$	(22,157.65)
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)-----	\$ 580.00	\$	580.00	\$	-
Orange Bank & Trust Money Market (4593)-----	\$ 256,026.15	\$	257,648.06	\$	(1,621.91)
Orange Bank & Trust Hudson Valley Country Club (3062)	\$ 7,187.00	\$	7,187.00	\$	-
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$ 1,900.54	\$	201.98	\$	1,698.56
<b>TOTAL</b>	\$ 275,044.41	\$	297,125.41	\$	(22,081.00)