

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the Town of Montgomery Industrial Development Agency (the "Agency") on **January 13, 2026 at 1:00 p.m.** at the **Town of Montgomery Industrial Development Agency Headquarters, 110 Bracken Road, Montgomery, New York 12549**. The public hearing will concern the Agency's providing financial assistance for a Project more fully described below.

Choice Films, Inc. & Bracken Road Holdings Lot 1 LLC (the "Applicant") has requested that the Agency provide financial assistance for a proposed project in the Town of Montgomery, New York, consisting of the construction and redevelopment of an underutilized property, located at 166 Bracken Road, Montgomery, New York 12549 (the "Premises") in the Town of Montgomery (the "Project").

The estimated cost of the Project is approximately \$21,607,000.00. The Project will include the construction and redevelopment of the Premises to be used as a film production facility and administrative offices and the acquisition of machinery and equipment related thereto.

The requested financial assistance will include (i) the providing of an exemption from sales tax up to \$812,500.00 for qualified expenditures up to \$10,000,000.00 for the renovation, furnishing and equipping of the facility; (ii) the providing of an exemption from mortgage recording tax in the amount of \$120,000.00 for a mortgage secured by the Premises in an amount not to exceed \$16,000,000.00; and (iii) payment in lieu of tax benefits ("PILOT") in amounts to be established .

Copies of the Applicant's application for financial assistance, including an analysis of the costs and benefits of the proposed project, will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 110 Bracken Road, Montgomery, New York 12549 during normal business hours, upon reasonable notice to the Agency. The telephone number of the Agency is (845) 457-2661.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the foregoing financial assistance or the location or nature of the Project.

Dated: 12/22, 2025

TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY
By: Vincent Rouhotas, Chief Executive Officer

