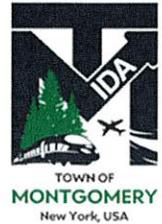


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TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY MEETING MINUTES

January 13, 2026
1:00PM

PRESENT:

J. Thomas Jones – Chairman
George DeClue – First Vice Chair
Jose Hernandez – Second Vice Chair
Matt Stoddard – Treasurer
Greg Hoover – Secretary
Miley Massed – Assistant Secretary
Stacey Hillman – Member

Vincent Rouhotas – Executive Director
Lauren Rowley – Secretary
Rudy Zodda – Bleakley Platt & Schmidt
Livestream Services, Acquisitions Marketing

ABSENT:

NOTE: Conference Call Line – No calls.

AGENDA

1. Call to Order and Declaration of Quorum
2. Approval of the December 9, 2025 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Public Hearing – Choice Films, Inc.
5. Vote Consideration to Authorize Choice Films IDA Application
6. Executive Director's Report
7. Financial Report
8. 2025 Annual Performance Report
9. Annual Housekeeping Resolution Vote Consideration
10. Other Business
 - Discuss Rescheduling February Meeting Date
11. Executive Session – Executive Director Performance & Compensation Evaluation
12. Adjournment

Next Regular Meeting scheduled for Tuesday, February 3, 2025 at 1pm.

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 Jose Hernandez to accept the meeting minutes from December 9, 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

3. There was no public comment on items on the agenda.

4. A motion was made to open the Choice Films public hearing, 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
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

The public hearing transcript was transcribed by a stenographer and is available separately from these minutes.

5. Vincent Rouhotas read the Resolution for the Vote Consideration to Authorize Choice Film's IDA Application. A motion was made by Matt Stoddard to approve the resolution, which was seconded by Greg Hoover. A vote was taken by roll call.

Jose Hernandez – Aye
Stacey Hillman – Aye

Matt Stoddard – Aye
J. Thomas Jones – Aye
George DeClue – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

6. Vincent Rouhotas gave his Executive Director report to the board. (Attached.)
7. Matt Stoddard read the December Financial Report. (Attached.)

A motion was made by Jose Rodriguez to accept the December 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

8. Vincent reviewed the 2025 Annual Performance Report.

A motion was made by Jose Rodriguez to accept the 2025 Annual Performance Report, 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

9. J. Thomas Jones reviewed the Annual Housekeeping Resolution for Calendar Year 2026, which approves certain appointments and administrative matters of the agency.

A few changes were proposed to the Housekeeping Resolution and Schedule A, which included the following: switching the February 10th meeting to February 3rd; listing Jose Hernandez as 2nd Vice Chair, Greg Hoover as Secretary, and Miley Massed as Assistant Secretary; replacing J. Thomas Jones with Stacey Hillman on the Finance Committee; and listing Matt Stoddard as Chair of the Finance Committee, George DeClue as Chair of the Governance Committee, and Matt Stoddard as Chair of the Audit Committee.

A motion was made by Jose Rodriguez to accept the Annual Housekeeping Resolution for Calendar Year 2026 with the above modifications, 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
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

10. Vincent Rouhotas addressed the issue of Tower Holdings not paying their PILOT and shared that the building is for sale and may have a buyer. The auditors will be here at the end of January and will be reaching out to them as part of the audit process. We may need to begin the claw back process with this project, depending on the results of the audit.

11. A motion was made by Matt Stoddard to go into Executive Session, 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried and the board went into Executive Session at 2:10pm.

A motion was made by Stacey Hillman to come out of Executive Session, 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
Miley Massed – Aye
Greg Hoover – Aye

Motion carried and the board came out of Executive Session at 2:39pm.

J. Thomas Jones shared that the board reviewed Vincent Rouhotas' 2025 performance and feel like the fruits of his labor are paying off and his efforts are appreciated.

J. Thomas Jones asked for a motion to approve a compensation increase of 3% effective as today for Vincent. The motion was made by Stacey Hillman, 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

J. Thomas Jones asked for a motion to reapprove the Housekeeping Resolution with the compensation adjustment. A motion was made by Stacey Hillman, 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 – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

11. Miley Massed 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 and meeting adjourned.

Next regular meeting of the Montgomery IDA: Tuesday, February 3, 2025 at 1pm.

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