

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

February 3, 2026

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

1. Call to Order and Declaration of Quorum
2. Approval of the January 13, 2026 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Executive Director's Report
5. Financial Report
6. Other Business
7. Adjournment
8. Next Regular Meeting Scheduled for March 10, 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

January 13, 2026

1:00PM

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### 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.

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### 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.

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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 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 10<sup>th</sup> meeting to February 3<sup>rd</sup>; listing Jose Hernandez as 2<sup>nd</sup> 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.*

Executive Director's Report

February 3, 2026 Board Meeting



### **Audit Update**

- Our annual independent audit is currently ongoing. The financial portion of the audit has been completed, and the auditor indicated that the IDA's books were clean, well maintained, and organized, which allowed for a very efficient audit process this year.
- All Board members should have received a required form from the auditor. Please ensure the completed form is returned directly to the auditor as soon as possible.
- Staff is currently compiling compliance documentation and reporting materials related to active IDA projects. This information is expected to be finalized and presented to the Board at the March meeting.

### **Professional Development / Travel**

- I will be attending the **NYSEDC Annual Economic Development Conference** from **February 9–11**. This conference provides valuable statewide and national insight on economic development trends, project financing, workforce development, and best practices that directly support the IDA's mission.

### **Project Updates / Business Development**

#### **Choice Films Studio**

- The Board's approval of the Choice Films studio project generated strong and positive media coverage and has created significant interest across the county regarding the expansion of the film industry in the Town of Montgomery.
- Lino and Rudy are currently working with Choice Films to finalize the closing of the project.
- I have also scheduled a roundtable meeting with Choice Films, Orange County Government, and the Orange County Partnership to discuss long-term expansion plans, including the concept of a back-lot film business park that could support additional sound stages, hotels, and retail uses needed to sustain film production in Montgomery.

#### **S.T.E.A.M. Business Park**

- The property owner recently appeared before the Village of Maybrook Planning Board to seek approvals for initial site work, including tree clearing and construction of the access road.
- Approvals are anticipated by the end of March, allowing site preparation activities to move forward.

## **Hotels**

- I have met with two hospitality developers who have expressed strong interest in locating a high-end boutique or flagship hotel in the Town, particularly following the announcement of the Choice Films project.
- I am actively working with both developers to identify potential sites within the Town and Villages that could support a hotel with an accompanying restaurant or café.

## **Train Tourism Attraction**

- Discussions continue with the owner of the proposed train tourism attraction regarding locating the project in the Town of Montgomery.
- One potential site has been identified that would require a zoning amendment to move forward. The Town has expressed general support for considering this change, contingent upon meetings with homeowners in a nearby residential development.
- We anticipate meeting with residents in the coming weeks. Should this site not prove viable, two alternative sites in Maybrook and Walden have been identified as potential backups.

## **Meetings / Events**

### **Valley Central School District**

- Following the approval of the Choice Films project, I met with the School Board President and Superintendent to discuss the project and its broader community benefits.
- The discussion was productive and focused on strengthening communication and collaboration moving forward. Choice Films has expressed a strong interest in partnering with the District on workforce development initiatives, student field trips, and providing exposure to careers in film production.
- We agreed to establish quarterly meetings to provide updates on IDA initiatives, and I welcomed participation from School District representatives at IDA meetings or via livestream.

### **Orange County Partnership – Quarterly Project Meeting**

- I attended the Partnership's Quarterly Project Meeting at Aspire Brewery, where updates were provided on projects throughout Orange County.
- A significant topic of discussion was the S.T.E.A.M. Rail Park and several potential projects under consideration, including a possible IDA application from an advanced manufacturer as early as this month.
- County Executive Neuhaus also spoke and highlighted the film industry growth in Montgomery and the train tourism project under discussion.

### **Monthly Economic Development Meeting**

- Participated in the County's monthly economic development meeting with municipal and agency leaders.

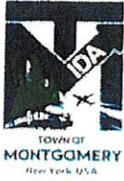
- Discussions focused on continued growth in advanced manufacturing and workforce housing initiatives to support the labor demands of incoming projects.
- I provided updates on Montgomery's expanding film industry and projects currently in the IDA's pipeline.

**Orange County Chamber – “Chamber Momentum” Annual Event**

- Attended the Orange County Chamber's annual Chamber Momentum event, which included a review of 2025 accomplishments, 2026 initiatives, and a legislative update from State Senators James Skoufis and Karl Brabenac.
- The event concluded with a networking mixer that provided opportunities to engage with business and community leaders from across the region.

**Respectfully Submitted,**

**Vincent Rouhotas**  
Executive Director  
Town of Montgomery Industrial Development Agency



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

Monthly Statement  
Orange Bank & Trust

1/31/2026

PUBLIC FUND MUNI (3366)

	Checkbook Beginning Balance from last report-----	\$	11,510.13
<u>ADD</u>	Deposit-----	\$	1,000.00
		\$	<u>12,510.13</u>

CHECKS

Checking Account Balance

\$	-
\$	<b>12,510.13</b>

SAILFISH ESCROW ACCT (8008)

	Checkbook Beginning Balance-----	\$	3,209.00
<u>ADD</u>			

CHECKS

Checking Account Balance

\$	<b>3,209.00</b>
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KEY CAPTURE ENERGY (4109)

	Checkbook Beginning Balance	\$	1,480.00
<u>ADD:</u>			

CHECKS

Checking Account Balance

\$	<b>1,480.00</b>
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CITY WINERY ESCROW (4112)

	Checkbook Beginning Balance	\$	580.00
<u>ADD</u>			
		\$	<u>580.00</u>

CHECKS

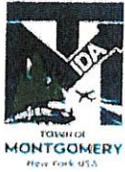
Checking Account Balance

\$	<b>580.00</b>
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PRIME METAL CORP (3774)

Checking Account Balance

\$	<b>5,000.00</b>
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**TOWN OF MONTGOMERY**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
**110 BRACKEN ROAD**  
**MONTGOMERY, NY 12549**

Monthly Statement

1/31/2026

Pg 2 Cont.

**MUNICIPAL ACCELERATOR SAVINGS (4593)**

	Checkbook Beginning Balance	\$	246,441.36
<b><u>ADD</u></b>	Interest-----	\$	267.37
		\$	246,708.73

**CHECKS**

Checking Account Balance	\$	246,708.73
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**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-----	\$	1,479.57
<b><u>ADD</u></b>			
		\$	1,479.57

**WITHDRAWAL**

AW	Google workspac-----	\$	314.00
AW	Orange County-----	\$	30.00
		\$	344.00

Checking Account Balance	\$	1,135.57
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**CHOICE FILMS ESCROW (3855)**

Deposit-----	\$	5,000.00
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		CURRENT		LAST MEETING		CHANGE
		1/31/2026		12/31/2025		
Orange Bank & Trust (3366)-----	\$	12,510.13	\$	11,510.13	\$	1,000.00
Orange Bank & Trust - Sailfish Escrow Acct (8008)-----	\$	3,209.00	\$	3,209.00	\$	-
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 - Prime Metal Corp. (3774)-----	\$	5,000.00	\$	5,000.00		
Orange Bank & Trust Money Market (4593)-----	\$	246,708.73	\$	246,441.36	\$	267.37
Orange Bank & Trust Hudson Valley Country Club (3062)	\$	7,187.00	\$	7,187.00	\$	-
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$	1,135.57	\$	1,479.57	\$	(344.00)
Orange Bank & Trust - Choice Films Escrow (3855)-----	\$	5,000.00			\$	5,000.00
<b>TOTAL</b>	<b>\$</b>	<b>277,810.43</b>	<b>\$</b>	<b>276,887.06</b>	<b>\$</b>	<b>5,923.37</b>