



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

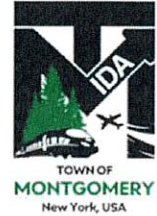
March 10, 2026

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

1. Call to Order and Declaration of Quorum
2. Approval of the February 3, 2026 Meeting Minutes
3. Public Comment on Items on the Agenda
4. PKF Audit Report Presentation and Approval Consideration- Jeff Shavers Presenting
5. Executive Director's Report
6. Financial Report
7. Other Business
 - a Board Performance Evaluation
8. Adjournment
9. Next Regular Meeting Scheduled for April 14, 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

February 3, 2026
1:00PM

PRESENT:

George DeClue – First Vice Chair
Jose Hernandez – Second Vice Chair
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:

J. Thomas Jones – Chairman
Matt Stoddard – Treasurer

NOTE: Conference Call Line – No calls.

AGENDA

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

Next Regular Meeting scheduled for Tuesday, March 10, 2026 at 1pm.

Meeting

1. George DeClue 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 January 13, 2026, which was seconded by Miley Massed. A vote was taken by roll call.

Jose Hernandez – Aye
Stacey Hillman – Aye
George DeClue – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

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

4. Vincent Rouhotas gave his Executive Director report to the board. (Attached.)

5. Stacey Hillman read the December Financial Report on behalf of Matt Stoddard. (Attached.)

A motion was made by George DeClue to accept the January Financial Report, which was seconded by Stacey Hillman. A vote was taken by roll call.

Jose Hernandez – Aye
Stacey Hillman – Aye
George DeClue – Aye
Miley Massed – Aye
Greg Hoover – Aye

Motion carried.

6. There was no other business to be discussed.

7. Jose Hernandez made a motion to adjourn the meeting, which was seconded by Stacey Hillman. A vote was taken by roll call.

Jose Hernandez – Aye
Stacey Hillman – Aye
George DeClue – Abstain
Robert Santo – Aye
Greg Hoover – Aye

Motion carried and meeting adjourned.

Next regular meeting of the Montgomery IDA: Tuesday, March 10, 2026 at 1pm.

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

**Town of Montgomery Industrial Development Agency
Executive Director Report
Board of Directors Meeting – March 10, 2026**



Key Matters

Annual Audit & PARIS Filing

The IDA's annual audit has been completed. Upon the Board's approval to accept the audit findings, I will proceed with submitting the IDA's PARIS report to the New York State Authorities Budget Office ahead of the March 31st statutory deadline. Timely submission ensures our continued compliance and upholds the Agency's strong record of transparency and accountability.

Project Updates & Business Development

Choice Films – Film Industry Expansion

I conducted a roundtable discussion with Choice Films and Orange County Government leadership, with Board Chair Tom Jones and Matt Stoddard present. The purpose of the meeting, following the IDA's approval of the new film studio, was to identify how the IDA can further support expansion of the film industry within the Town of Montgomery and understand what Choice Films needs to grow its footprint.

We are currently concepting potential zoning adjustments to allow for the development of a comprehensive film campus, which could include:

- Additional sound stages
- Office space
- Production support/shop space
- On-site hotel or housing
- Restaurant amenities

We are exploring the opportunity for Choice Films to partner on or acquire the 171 Bracken Road site, which was approved for a 250,000 sq. ft. warehouse. Repurposing this site into a film campus would strengthen and sustain an industry that is already employing thousands across our community and county in high-paying jobs.

Village of Montgomery Mixed-Use Project

An engineer representing a mixed-use project in the Village of Montgomery contacted me regarding potential financial assistance. The project would introduce new commercial space and residential housing units and was recently awarded funding under the NY Forward program.

The proposal appears to be a strong fit for the Village, and I anticipate submission of an IDA application for incentives in the near future.

Maybrook STEAM Business Park

I attended and spoke at a Village of Maybrook Planning Board public hearing for the STEAM Business Park. The Planning Board granted a preliminary Negative Declaration under SEQRA, allowing initial clearing and advancement of the site toward shovel-ready status.

With SEQRA review complete, approvals for future users will be significantly streamlined, increasing competitiveness for site selection.

In coordination with the Orange County Partnership, we are in discussions with a potential advanced manufacturing user for one of the site pads. This project could bring substantial high-paying jobs, and I anticipate receiving an IDA application in the near future.

Events & Meetings

NYSEDC Annual Conference (Feb. 9–11)

I attended the annual conference hosted by New York State Economic Development Council in Albany. The conference included panel discussions on infrastructure investment, SEQRA reform, housing affordability, and workforce readiness. It also featured keynote speakers such as NYS Comptroller Thomas DiNapoli and Governor Commissioner Hope Knight.

The conference provided valuable insight into statewide trends and allowed for meaningful discussions with IDA directors and economic development professionals from across New York.

Orange County Chamber – Business Breakfast

“Infrastructure in Orange County”

I attended the Orange County Chamber’s Business Breakfast featuring a panel moderated by Conor Eckert, with Dan Depew (CCA CEO), Alan Sorensen (County Planning Commissioner), and Janine Greer (President, Dillon & Semonovich).



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

**Monthly Statement
Orange Bank & Trust**

2/28/2026

PUBLIC FUND MUNI (3366)

	Checkbook Beginning Balance from last report-----	\$	12,510.13
ADD	Deposit-----		
		\$	12,510.13

CHECKS

133	NYS Economic Development Council--Inv E1978-----	\$	125.00
135	Acquisitions Marketing---10/29/25 Inv-----	\$	1,050.00
137	Orange County Partnership---Inv 2025-10683-----	\$	200.00
138	Acquisitions Marketing---11/26/25--Inv -----	\$	1,075.00
139	Lauren Rowley---October, November-----	\$	1,500.00
140	Column Software, PBC---Inv 47U3HHXK-0001-----	\$	127.48
142	NYS Economic Development Council--Inv 16243 - 2026 dues-----	\$	1,000.00
144	NYS Economic Development Council--Inc E2073-2026 Conf-----	\$	295.00
145	Empire State Development - Project # 139051-----	\$	250.00
146	Lauren Rowley---December-----	\$	750.00
148	Travelers Check PYMT 148-----	\$	1,315.00
149	Acquisitions Marketing---12/26/2025-1/27/2026-----	\$	2,200.00
150	Lauren Rowley---January-----	\$	750.00
		\$	10,637.48
	Checking Account Balance	\$	1,872.65

SAILFISH ESCROW ACCT (8008)

	Checkbook Beginning Balance-----	\$	3,206.00
ADD			
CHECKS	Dormant Fee-----	\$	3.00
	Checking Account Balance	\$	3,203.00

KEY CAPTURE ENERGY (4109)

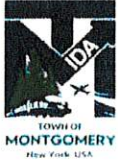
	Checkbook Beginning Balance	\$	1,480.00
ADD:			
CHECKS			
	Checking Account Balance	\$	1,480.00

CITY WINERY ESCROW (4112)

	Checkbook Beginning Balance	\$	580.00
ADD			
CHECKS			
	Checking Account Balance	\$	580.00

PRIME METAL CORP (3774)

	Checking Account Balance	\$	5,000.00
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INDUSTRIAL DEVELOPMENT AGENCY
110 BRACKEN ROAD
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Monthly Statement

2/28/2026

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MUNICIPAL ACCELERATOR SAVINGS (4593)

Checkbook Beginning Balance	\$	246,708.73
ADD Interest-----	\$	50.02
Interest-----	\$	340.73
	\$	247,099.48

CHECKS

Checking Account Balance	\$	247,099.48
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HUDSON VALLEY COUNTRY CLUB (3062)

Checkbook Beginning Balance	\$	7,187.00
ADD	\$	7,187.00

CHECKS

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

Card Balance-----	\$	1,135.57
ADD	\$	1,135.57

WITHDRAWAL

AW	Intuit-----	\$	41.09
AW	Google-----	\$	311.84
AW	Purchase Sig-Renaissance Albany-----	\$	501.52
		\$	854.45

Checking Account Balance	\$	281.12
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CHOICE FILMS ESCROW (3855)

Deposit-----	\$	5,000.00
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		CURRENT		LAST MEETING		CHANGE
		2/28/2026		1/31/2026		
Orange Bank & Trust (3366)-----	\$	1,872.65	\$	12,510.13	\$	(10,637.48)
Orange Bank & Trust - Sailfish Escrow Acct (8008)-----	\$	3,203.00	\$	3,209.00	\$	(6.00)
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)-----	\$	247,099.48	\$	246,708.73	\$	390.75
Orange Bank & Trust Hudson Valley Country Club (3062)	\$	7,187.00	\$	7,187.00	\$	-
Orange Bank & Trust-Public Fund Bank Card (2940)-----	\$	281.12	\$	1,135.57	\$	(854.45)
Orange Bank & Trust - Choice Films Escrow (3855)-----	\$	5,000.00	\$	5,000.00	\$	-
TOTAL	\$	266,703.25	\$	277,810.43	\$	(11,107.18)