



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

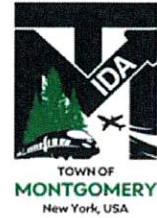
April 14, 2026

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

1. Call to Order and Declaration of Quorum
2. Approval of the March 10, 2026 Meeting Minutes
3. Public Comment on Items on the Agenda
4. Executive Director's Report
5. Financial Report
6. PARIS Report Review
7. Other Business
 - a Annual Financial Disclosure Forms For Town/County
8. Adjournment
9. Next Regular Meeting Scheduled for May 12, 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

March 10, 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

Lauren Rowley – Agency Secretary
Lino Sciarretta – Bleakley Platt & Schmidt *(Via Zoom)*
Livestream Services, Acquisitions Marketing

ABSENT:

Stacey Hillman – Member
Vincent Rouhotas – Executive Director

NOTE: Conference Call Line – No calls.

AGENDA

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. Financial Report
6. Executive Director's Report
7. Other Business
8. Adjournment

Next Regular Meeting scheduled for Tuesday, April 14, 2026 at 1pm.

Meeting

1. 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 Greg Hoover to accept the meeting minutes from February 3, 2026, with corrections made to who was present and their proper titles of the board members, which was seconded by Jose Hernandez. All board members were in favor, none opposed. Motion carried.
3. There was no public comment on items on the agenda.
4. Jeffrey Shaver from PKF O'Connor Davies presented the 2025 Audit Report.

A motion was made by Jose Hernandez to accept the 2025 Audit report as presented, which was seconded by George DeClue. A vote was taken by roll call.

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

Motion carried.

5. Matt Stoddard read the February Financial Report. (Attached.)

A motion was made by Miley Massed to accept the February Financial Report, which was seconded by Jose Hernandez. All board members were in favor, none opposed. Motion carried.

6. Vincent Rouhotas was not present to read his report, but it was provided to the board ahead of time and anyone can reach out to Vincent with questions.

7. J. Thomas Jones shared that he spoke with Vincent about considering a change to the application review process and it was suggested project presentations could be presented at one meeting and the project could be approved at a subsequent meeting. This would allow a 30-day period to review the project and accept public comment and also to help avoid any issues with timing and notices for public hearings.

8. 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
Matt Stoddard – Abstain

J. Thomas Jones – Abstain

George DeClue – Aye

Miley Massed – Aye

Greg Hoover – Aye

Motion carried and meeting adjourned.

Next regular meeting of the Montgomery IDA: Tuesday, April 14, 2026 at 1pm.

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



EXECUTIVE DIRECTOR'S REPORT

Board of Directors Meeting
April 14, 2026

ADMINISTRATIVE MATTERS

- The Annual PARIS report for both the IDA and CRC has been completed, certified, and is now publicly available on our website.
- Confidential Board Evaluations have been submitted to the Authorities Budget Office (ABO).
- Financial Disclosures for all board members are due May 1st to the Town and County Board of Ethics.
- I sent a letter to Tower Holdings regarding the non-payment of their last 2 PILOT bills (total balance of \$182,050.79) and that without payment the IDA will be forced to pursue claw backs for the incentives received. I am happy to report Tower Holdings responded and submitted payment of \$133,000 to the town with word that they will submit payment for the remaining balancing by the end of the week. I will continue to monitor until full payment is received.
- We are actively working with our website development partner, Volum8, to redesign key pages on our website with a focus on improving navigation and making compliance documents and project information more accessible to the public.

PROJECT UPDATES & BUSINESS DEVELOPMENT

► Choice Films

The closing documents for the approved Choice Films studio project have been sent to their team. They are currently working on finalizing and returning the documents to our legal counsel in order to complete the closing and remit payment of the IDA's fee.

In parallel, I have been coordinating with the Town Engineer and Town Supervisor to update the zoning code to formally allow mixed film use within the town as part as our effort to support future expansion of the film industry in Montgomery. The Town Board is scheduled to open a public hearing at its next meeting, with the goal of having the zoning amendment implemented within the coming month.

► STEAM Business Park

Site work is underway at the STEAM Business Park, with tree clearing and infrastructure buildout having commenced. We are currently in active discussions with the Orange County Partnership regarding an advanced food manufacturer that has expressed strong interest in one of the pad sites. The IDA's incentive package has been a key driver in attracting this prospect to the site. I anticipate receiving a formal IDA application for board consideration at our May meeting



► **Agritourism Hospitality Project (New)**

I recently met with the owner of a local dairy farm who is interested in revitalizing and restoring a dormant dairy farm into a high-end agritourism hospitality destination. The proposed concept centers on farm-to-table culinary experiences and educational agricultural programming for children and families. This project is a strong fit for IDA support, as agritourism is a defined economic development priority for both the IDA and the Town of Montgomery. I am continuing to cultivate this relationship and expect to bring forward a formal inquiry in the near term.

► **Polar Express Railroad Attraction**

Unfortunately, the proposed site we had been exploring with the owners of the Polar Express tourism attraction — which would have required a zoning amendment — did not move forward following a public information session for the nearby residential development. The Town Supervisor has decided not to advance the zoning amendment to a public hearing for town wide comment.

I am continuing to work with the project owners to identify alternative sites in the Village of Maybrook and the Village of Montgomery and will provide updates as viable options are identified.

EVENTS & MEETINGS

► **OCIDA EPA Brownfield Public Meeting**

I attended a public meeting hosted by the Orange County IDA (OCIDA) to present their new brownfield restoration initiative, developed in partnership with the U.S. Environmental Protection Agency. The presentation outlined a framework for identifying, assessing, and transforming abandoned and potentially contaminated properties into shovel-ready, revenue-generating community assets. This initiative may present future collaboration opportunities relevant to our own economic development goals with sites like 29 Grant St. in the village of Walden

► **Choice Films x IDA Local Labor Monitor/CCAHV Meetings**

I coordinated a meeting between Choice Films and our IDA-designated local labor monitor, Fellenzer Engineering, to review the local labor requirements applicable to IDA projects. This early engagement ensures Choice Films is well-positioned to comply with labor monitoring obligations as they move forward with contractor selection for the buildout of their new stages. I also facilitated an introduction between Choice Films and Dan Depew, CEO of the Construction Contractors Association of the Hudson Valley (CCAHV), to assist the project team in navigating pre-construction planning and identifying qualified local contractors.

► **Choice Stages Montgomery — One-Year Anniversary & Vendor Appreciation Event**

I had the honor of speaking at Choice Films' celebration marking the one-year anniversary of the opening of Choice Stages Montgomery. The event drew an audience of more than 250 attendees and served as a vivid demonstration of the positive economic and community impact the film industry can have on a local community. The evening featured local businesses, vendors, caterers, and food trucks — many of whom were directly supported by the Choice Films presence in Montgomery. It was an excellent showcase of what IDA-supported investment can mean for the broader community.



► **OC Chamber — State of the County Breakfast**

I attended the Orange County Chamber of Commerce's monthly networking breakfast, which featured a presentation by County Executive Steve Neuhaus on the state of the county. Notably, the presentation highlighted current economic development initiatives in the county, including specific recognition of the film industry's growth in Montgomery and the development of the STEAM Business Park — both of which reflect well on the IDA's ongoing work and regional partnerships.

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**

3/31/2026

PUBLIC FUND MUNI (3366)

| | | | |
|-------------------|---|----|-----------|
| | Checkbook Beginning Balance from last report----- | \$ | 1,872.65 |
| <u>ADD</u> | Deposit-----Transfer from 4593----- | \$ | 45,000.00 |
| | | \$ | 46,872.65 |

CHECKS

| | | | |
|-----|--|----|-----------|
| AW | CSU Producer Res Bill Pay CSU Producer RE----- | \$ | 1,754.61 |
| 143 | Town of Montgomery---4th QTR 2025----- | \$ | 28,243.53 |
| 151 | Bleakley Platt---Inv 166833----- | \$ | 1,368.00 |
| 152 | Bleakley Platt---Inv 168128----- | \$ | 1,775.74 |
| 154 | PKF O'Connor Davis---Client #1546602.000 Inv# 1015794----- | \$ | 8,625.00 |
| | | \$ | 41,766.88 |
| | Checking Account Balance | \$ | 5,105.77 |

SAILFISH ESCROW ACCT (8008)

| | | | |
|----------------------|----------------------------------|----|----------|
| | Checkbook Beginning Balance----- | \$ | 3,203.00 |
| <u>ADD</u> | | | |
| <u>CHECKS</u> | Dormant Fee----- | \$ | 3.00 |
| | Checking Account Balance | \$ | 3,200.00 |

KEY CAPTURE ENERGY (4109)

| | | | |
|----------------------|---------------------------------|----|----------|
| | Checkbook Beginning Balance | \$ | 1,480.00 |
| <u>ADD:</u> | | | |
| <u>CHECKS</u> | | | |
| | Checking Account Balance | \$ | 1,480.00 |

CITY WINERY ESCROW (4112)

| | | | |
|----------------------|---------------------------------|----|--------|
| | Checkbook Beginning Balance | \$ | 580.00 |
| <u>ADD</u> | | | |
| <u>CHECKS</u> | | | |
| | Checking Account Balance | \$ | 580.00 |

PRIME METAL CORP (3774)

| | | | |
|--|--------------------------|----|----------|
| | Checking Account Balance | \$ | 5,000.00 |
|--|--------------------------|----|----------|

MUNICIPAL ACCELERATOR SAVINGS (4593)

| | | | |
|----------------------|---------------------------------|----|------------|
| | Checkbook Beginning Balance | \$ | 247,099.48 |
| <u>ADD</u> | Interest----- | \$ | 321.89 |
| | | \$ | 247,421.37 |
| <u>CHECKS</u> | | | |
| Transfer | Internet Transfer to 2940----- | \$ | 1,000.00 |
| Transfer | Internet Transfer to 3366----- | \$ | 45,000.00 |
| | Checking Account Balance | \$ | 201,421.37 |



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

Monthly Statement

3/31/2026

Pg 2 Cont.

HUDSON VALLEY COUNTRY CLUB (3062)

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

CHECKS

| | | |
|--------------------------|----|----------|
| Checking Account Balance | \$ | 7,187.00 |
|--------------------------|----|----------|

PUBLIC FUND- BANK CARD (2940)

| | | |
|---|----|----------|
| Card Balance----- | \$ | 281.12 |
| <u>ADD</u> Transfer from 4593----- | \$ | 1,000.00 |
| | \$ | 1,281.12 |

WITHDRAWAL

| | | |
|---|----|--------|
| AW Intuit----- | \$ | 41.09 |
| AW Google----- | \$ | 295.05 |
| AW Purchase Sig-Strada Grill----- | \$ | 82.10 |
| AW Purchase Sig - Lake Front Motel----- | \$ | 233.70 |
| AW Purchase Sig---UPSP Post office----- | \$ | 14.13 |
| AW Purchase Recur---Intuit QB----- | \$ | 41.09 |
| | \$ | 707.16 |

| | | |
|--------------------------|----|--------|
| Checking Account Balance | \$ | 573.96 |
|--------------------------|----|--------|

CHOICE FILMS ESCROW (3855)

| | | |
|--------------|----|----------|
| Deposit----- | \$ | 5,000.00 |
|--------------|----|----------|

| | | CURRENT | | LAST MEETING | | CHANGE |
|---|----|-------------------|----|-------------------|----|--------------------|
| | | 3/31/2026 | | 2/28/2026 | | |
| Orange Bank & Trust (3366)----- | \$ | 5,105.77 | \$ | 1,872.65 | \$ | 3,233.12 |
| Orange Bank & Trust - Sailfish Escrow Acct (8008)----- | \$ | 3,200.00 | \$ | 3,203.00 | \$ | (3.00) |
| 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)----- | \$ | 201,421.37 | \$ | 247,099.48 | \$ | (45,678.11) |
| Orange Bank & Trust Hudson Valley Country Club (3062) | \$ | 7,187.00 | \$ | 7,187.00 | \$ | - |
| Orange Bank & Trust-Public Fund Bank Card (2940)----- | \$ | 573.96 | \$ | 281.12 | \$ | 292.84 |
| Orange Bank & Trust - Choice Films Escrow (3855)----- | \$ | 5,000.00 | \$ | 5,000.00 | \$ | - |
| TOTAL | \$ | 224,548.10 | \$ | 266,703.25 | \$ | (42,155.15) |