



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

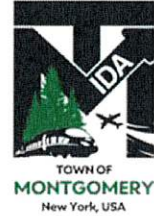
October 13, 2026

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

1. Call to Order and Declaration of Quorum
2. Approval of the September 8, 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 November 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
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(845) 457-2600



TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY MEETING MINUTES

**September 8, 2026
1:00PM**

PRESENT:

J. Thomas Jones – Chairman
Jose Hernandez – Second Vice Chair
Matt Stoddard – Treasurer
Greg Hoover – Secretary
Miley Massed – Assistant Secretary

Vincent Rouhotas – Executive Director
Lauren Rowley – Agency Secretary
Rudy Zodda – Agency Counsel, Bleakley Platt & Schmidt (Via Zoom)
Acquisitions Marketing – Livestream Services

ABSENT:

George DeClue – First Vice Chair
Stacey Hillman – Assistant Treasurer

NOTE: Conference Call Line – No calls.

AGENDA

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- 4. Executive Director's Report**
- 5. Financial Report**
- 6. Other Business**
- 7. Adjournment**

Next Regular Meeting scheduled for Tuesday, October 13, 2026 at 1pm.

Meeting

1. J. Thomas Jones called the meeting to order and introduced the board members in attendance. A quorum was present.
2. A motion was made by Jose Hernandez to accept the meeting minutes from August 11, 2026, which was seconded by Miley Massed. A vote was taken by roll call.

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

Motion carried.

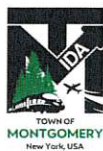
3. There was no public comment on items on the agenda.
4. Vincent Rouhotas gave his Executive Director report to the board. (Attached.)
5. Matt Stoddard read the August Financial Report. (Attached.)

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

6. There was no other board business to discuss.
8. Miley Massed made a motion to adjourn the meeting, which was seconded by Greg Hoover. All board members were in favor, none opposed. Motion carried and meeting adjourned at 1:22pm.

Next regular meeting of the Montgomery IDA: Tuesday, October 13, 2026 at 1pm.

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



TOWN OF MONTGOMERY INDUSTRIAL DEVELOPMENT AGENCY

110 Bracken Road, Montgomery, NY 12549

Executive Director's Report

Board of Directors Meeting • October 13, 2026

Prepared and submitted by Vincent Rouhotas, Executive Director

Key Matters

► USEF Sailfish – Mortgage Recording Tax Exemption

USEF Sailfish is working with the Agency's legal counsel to issue the mortgage recording tax exemption it was approved for as part of its 2020 IDA approvals. The approvals at the time were open ended and the project never entered into a mortgage until now and due to the amount of time passed and the agency's current fee structure, our counsel believes there should be a fee issued to the agency of \$41,250, for issuing the exemption. Our counsel is working with USEF Sailfish's legal team on this matter.

PROJECT UPDATES & BUSINESS ATTRACTION

► Ingredients Plus (Sweeteners Plus, LLC)

Ingredients Plus has received U.S. Army Corps of Engineers wetland approval, a positive step forward for the project. We anticipate the New York State Department of Environmental Conservation (DEC) wetland permits will be issued by the end of the year, which should allow the project to move forward and continue through the IDA process.

► Prime Metal Corp

The owner of Prime Metal Corp, which submitted an IDA application in October 2025, met with me and confirmed the project is still planning to move forward. When the application was originally presented, our counsel had questions about some of the information provided, so the Board did not induce at that time. The owner expressed that he is working to advance the project and plans to proceed with the IDA.

► Hotel Project

I met with the Planning Board Chair and Vice Chair, along with a developer of Hilton-brand hotels and his architect, to discuss a site in the Town for hotel use that has conditional approvals and completed engineering for a multi-tenant industrial flex building. The developer wanted to meet with the Chair and Vice Chair to gauge how a change of use would be received, giving him added confidence to acquire the site, and to understand a potential timeline for full Planning Board approval.

The meeting went very well. The Chair and Vice Chair both expressed that the change would be well received, given the site's location in the Town's commercial district and that it would not be an active

industrial site with truck traffic. The developer is moving forward with acquiring the site and plans to submit the project to the Planning Board in November.

MEETINGS & EVENTS

► NYSEDC Leadership & Policy Summit

The summit brought together leaders in economic development, industry, and government from across New York, Connecticut, and New Jersey, along with the International Economic Development Council. A major focus of the event was the film industry and its economic impact.

I made great contacts in the film industry, including the owner of film production stages in Yonkers, the co-founder of Sony Pictures Classics, and Paramount Skydance. We discussed film investment in the Town of Montgomery and our future planning and vision for growing further film investment in the Town. I look forward to building on these relationships.

► Orange County Partnership – Fall Quarterly Project Meeting

Networking and updates on projects in the pipeline across Orange County.

► Orange County Chamber of Commerce – Business for Breakfast (September & October)

September's topic was food as an economic driver. October's topic was Working with Government, featuring Linda Mulave, Regional Director of Empire State Development.

► Vision Hudson Valley – Annual Placemaking Conference

A conference on community development and planning, featuring a case study of Highland Falls and West Point and how they are using NY Forward grant funding to plan for new revitalization and development in the village.

► Orange County Chamber of Commerce – Annual Golf Outing

A great day of connecting with the business community and regional stakeholders.

► Orange County Partnership – Annual Investor Breakfast

The breakfast honored the economic development leaders of Orange County's three cities as the 2026 Women of Achievement in Economic Development. It was great to support our neighboring economic development leaders and the work they are doing in their respective cities.

Respectfully submitted,

Vincent Rouhotas

Executive Director

Town of Montgomery Industrial Development Agency