

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

April 14, 2016

A regular meeting of the Orange County Industrial Development Agency was convened in public session on April 14, 2016 at 2:01P.M. at the Orange County Business Accelerator in New Windsor, New York.

The meeting was called to order by the Chairman, Robert Armistead, and upon roll being called, the following were:

PRESENT: Robert Armistead, Stephen Brescia, Robert Schreibeis, John Steinberg, Mary Ellen Rogulski

ABSENT: Edward Diana
Henry VanLeeuwen

ALSO PRESENT: James Petro – Executive Director
Laurie Villasuso – Chief Operating Officer
Joel Kleiman – Chief Financial Officer
Kevin Dowd – IDA Attorney
Russell Gaenzle – Harris Beach
Bill Fioravanti – Orange County Partnership
Amanda Dana – Orange County Partnership
Melanie Schouten – Galileo Technology Group
Vinnie Cozzolino – Galileo Technology Group
Ashley Rivera – EY
Austin DuBois – Allstate Fabrication Attorney
Jacob Ouseph – Allstate Fabrication
Mathew Ouseph – Allstate Fabrication
Tim Muller – Operating Engineers Local 825
Tom Gandolfini – Local 373 Plumbers & Steam Fitters
Michael Gaydos – Local 417 Iron workers
James Walsh – Times Herald Record
Bill Larkin – State Senator
Jim McGee – State Senate
Todd Diorio – HVBC
Brian Gates – HVEDC
Gil Piaquadio – Town Supervisor
Alan Seidman – Construction Contractors Association

Robert Armistead calls to order the regular meeting of the Orange County IDA, April 14, 2016 (Pledge of Allegiance is recited). Board consists of five members. There is a quorum.

The Chairman Recognizes Senator Larkin

Senator Larkin addresses a recent article posted in the Times Herald Record that highlighted the IDA labor policy and the reaction of the local trades. He mentions how it is disappointing when a company comes to the county and brings in labor and tradesmen from out of state. When a company, like Matrix, requests PILOT benefits from the IDA they need to respect and hire the local tradesmen.

Minutes

Review of the prior March 10, 2016 meeting minutes. Motion to approve both sets of minutes is made by Mr. Steinberg seconded by Mr. Schreibeis. Motion carries with all in favor.

Mr. Dowd speaks to the March minutes. He states that on page five there is a notation in which the resolution for Matrix was tabled as they were not compliant with the labor policy. He would like to ensure this month's minutes are correct. The applicant has been spoken with and in fact they, one, have not received their benefits and therefore were not bound by the labor policy and, two, that the actual firms that were doing the site clearing were in fact consistent with the

local labor policy and were local firms. The General Contractor is from Pennsylvania, but the General Contractor is not required to be a local tradesman due to the labor policy. The people that the General Contractor hired were in fact local laborers.

Since the topic was brought up, Mr. Armistead states that members of the board have met with Matrix. The local building trades invited them to come and it was understood they had some good discussions.

Mr. Piaquadio states that the project initially seemed like a good idea due to the jobs it would create. Even Senator Larkin had meeting to encourage the project. Recently he wrote a letter to Chairman Armistead asking that the board not vote on the Matrix project until the local labor aspect is straightened out. Granted it should be 85% local labor, but who will audit this project? He thinks for a project this size, one of the largest buildings ever built in the town of Newburgh, that he would feel more comfortable if the developer would say they would use some local unions. The Unions do have apprenticeship programs. So not only do we have local laborers but those who want to get into the field that can be given a chance. The town of Newburgh has already received two lawsuits relating to this project and there isn't even a shovel in the ground, yet. He echoes Senator Larkins request that the local laborers be given a chance.

Financial Reports and/or Requests for Payment

Mr. Kleiman reviews the summary of IDA bank accounts, certificate of deposits, and money market accounts reflects a total of \$10,268,590, as of March 31st, 2016.

Mr. Kleiman reviews the income and expense summary, noting that YTD is just \$26,457, and YTD expenses are \$45,017, with expenses exceeding revenues by \$18,560.

Mr. Kleiman reviews the income and expense summary for the Business Accelerator, noting that revenues are \$66,586, expenses are \$198,058. Expenses, as anticipated, exceed revenues by \$131,472.

Lastly, Mr. Kleiman reviews receipts and vouchers for the month. There is a total of \$98,497.78 to be approved by the board.

Last month, the board approved the annual audit. It was submitted to the New York State Budget Office via the Paris System and all the Paris Reports have been completed and submitted on a timely basis.

Chairman Armistead asks for a motion to approve the vouchers and payments in the amount of \$98,497.78. Motion made by Mrs. Rogulski, seconded by Mr. Schreibis, that the Board accepts the financial reports and authorize IDA payments and vouchers. Open for discussion. Affirmative votes of all members present resulted in motion carried.

Chairman's Report

Mr. Armistead addresses the topic of the Matrix project, the article in the Times Herald Record, and the concerns of Senator Larkin, the Town Supervisor, and the local tradesmen. He states that Orange County has been very fortunate with its increased economic activity over the past few years. With that success, it has brought challenges to the IDA board and its minimally staffed office. They have come to realize that there are some applicants with their developers that appear to not be following the policies to the intent that they were written. With their limited resources as a volunteer board and under staffed office team they made a commitment, months ago, to pursue engaging a third party auditing firm to assist the IDA Board in ensuring that every applicant complies with the policies. He mentioned this fact at the last IDA meeting, that this was already in preliminary discussions prior to that meeting. Currently, they are speaking with three different audit firms. It is the hope and intention of the IDA Board to be in position, by the May meeting, to move forward and authorize a firm that will provide these services so that they have full compliance with all of their policies. They have reached out to other IDAs in the state, members of labor, and engineering firms during the selection process.

They have been monitoring and auditing where they can. Mr. Petro, is the part time Executive Director, but he tries to get out there and do the best he can. Mr. Armistead says he tries to guide him on what to be looking for when monitoring.

Mr. Armistead says when he came on the board twelve years ago they would meet every other month and once in a while a project would come along. Presently, it's another ballgame. They are fortunate that this county is so robust with economic development. He thanks the board members, the building trades, and the business partners all for their assistance in what has come to the county and for making it so successful.

He admits that many applicants come to the board with an honest face but they might try to avoid abiding by all requirements stated in the Labor Policy. As stated in the past, the IDA board is a supporter of local labor and the tax payers of Orange County.

Executive Director Report

Mr. Petro states, as the Executive Director, he tries to stay in contact with the local trades. He meets with them, is in frequent contact with them, and it is not confrontational as depicted in the local paper or by others. They are trying their best to stay in communication and trying their best to get this all worked out but, like anything else, it's easier to say something than to actually do it. They are putting the effort in to make progress but it is going to take some time. When it comes to new applicants he's on the front lines. When he goes to the public hearings he brings up local labor and tries to initiate an introduction with the present local trades. He has even been criticized for being overly zealous about using local labor. That's how it really is and the board is on a friendly basis with the local trades.

He is trying to reach out to the company but it can be challenging, for example, with a company like Matrix. The tenant company is not local yet, they do not have approval from the board, and they are not currently under the review of the IDA. You can't prejudge a company on what a company might and might not do. In the case of Matrix, repercussions can only result from them losing their benefits by not abiding to the labor policy in the future.

Mr. Petro feels it would be foolish not to grant Matrix the benefits. He is in constant contact with them and they swear they will use local labor. They've met with the local tradesmen and have told them the same thing. He understands that that's what they are saying but haven't come through, yet. It is a little early to judge. Nothing has been approved. You can't condemn the company based on what they might do. No one knows that they definitely won't use the local labor.

It needs to be understood, that the Matrix project is still in an early stage. Would the board like everyone to be signed up with a Project Labor Agreement (PLA) along with additional paperwork beforehand? Of course. Yet, to really have any progress with the situation the board has to approve the project.

Mr. Armistead comments that since the labor policy has been put in place that a majority of applicants, as it appears to the board, have been using local businesses and labor.

Mr. Diorio interjects stating that a lot of the companies aren't using local labor. Presently, on the Matrix site, there are out of town license plates.

Mr. Armistead says, as stated earlier in the meeting, the IDA Board is going to bring on a third party to assist in the auditing process.

Mr. Diorio suggests that the labor policy be edited as it appears the local laborers have lost out on a lot of work.

Mr. Gaydos says his calls to Matrix have only resulted in a call back once the company has first spoken with an IDA representative or the Town Supervisor. Communicating with them has been very difficult.

Mr. Diorio states that Matrix is appeasing the IDA and the local trades until they get their benefits.

Mr. Armistead says if they don't adhere to the policy then they lose their benefits.

Mr. Gaenzle discusses the timing of the approval process. Assuming the board does approve the Matrix project today. Once it is approved, Matrix will be presented with sales tax exemption letter, the lease, the lease back, and the PILOT, the labor policy immediately goes into effect. If they don't comply with the policy, the sales tax exemption is terminated and the property goes back on the tax rolls.

Mr. Petro returns to his report. There were two public hearings on April 13th. One was in New Windsor, New York for Windsor Hospitality, LLC. There was no issue with that hearing. The second was for Leentjes Amusement Corp dba The Castle in Chester, New York. The Mayor of Chester and building inspector attended the hearing and voiced a dislike of the fact that the benefits were being offered for an expansion. Yet, they weren't against it either. Mr. Petro thanked them for voicing their concern.

Chief Operating Officer Report

Ms. Villasuso states there are new regulations that will be effecting IDAs starting in June. Harris Beach has prepared the new application. It is a lot more in depth in terms of the jobs that will be created and the PILOTs that will be received. She and Mr. Dowd are reviewing the application and will bring it to governance next month, to review and adopt in May. This will put the board ahead of schedule for revising the application to be compliant with those laws.

There has been an ongoing audit issue with IBM relating to their job figures and annual reporting. Mr. Martuccio from Judelson, Giordano, & Siegel, who performs the audits, has been working with Mr. Dowd and Mr. Gaenzle on the revised language of the agreement with IBM. The revised version has been submitted to IBM and it is anticipated that the final version can be presented to the board by May and henceforth adopted.

Mrs. Villasuso has been in conversation with two labor policy audit companies. One is out of Rochester and the other is out of New Jersey. They have also received some interest locally. These companies will be presented with a scope of work for application and to receive the bids. It is anticipated that by May, if they are not in the position to act, they will be in the position to present the board with the bids.

Mr. Armistead states that the board is not able to work with some local firms due to conflict of interest. They are not just looking for the best price, but a firms that can be trusted to get the job done.

The Accelerator Report

Mr. Cozzolino states that the companies currently on site at The Accelerator, not including Paradise Energy Solutions, are now shipping over one million dollars in sales. These are revenue generating companies. Some of them are paying their own salaries and some of them now hiring additional staff.

The Accelerator hosted the first half of the Business Essentials Boot Camp. This event caters to the needs of The Accelerator companies. For example, insurance, accounting, payroll assistance, OSHA, etc. Both consultants and clients were brought together to have one on one sessions.

The Accelerator is hosting its second sewing series. This workshop will concentrate on manufacturing sewing basics. All graduates from the first class gain employment based on their sewing skills.

There is a concentration on women owned businesses at The Accelerator. Primarily due to the fact that 80% of the companies are owned and run by women at The Accelerator. They are all being encouraged to be WBE certified and are getting hands on assistance throughout the process by The Accelerator staff and its supporting network.

There is a growing cluster of attraction businesses in Newburgh. Their revenues range from \$25,000 to \$300,000. They are intending to grow as time goes on in their new location.

The Accelerator is working on developing a Computer Science and Application POD that is being worked on with the Orange County Partnership. The Artisan Foods POD details are also being worked on.

The Accelerator is hosting a Path to Entrepreneurship workshop, Sales and Negotiation, and QuickBooks workshop in the coming months.

The Accelerator is hosting the first Dolphin Tank in the area. Three advanced manufacturing CEOs have donated their time to this event. They will be evaluating two of the companies on site. A mini Dolphin Tank was hosted April 14. An up and coming fashion company was evaluated and given invaluable feedback giving the owner an ideal path to move forward.

The Accelerator Without Walls is booming. A marketing campaign is being developed to help further the reach of the program and get the word out.

Mr. Petro requests an update on the rehabilitation of the rental building soon to be the site of the new bottling POD.

Mr. Cozzolino states that The Accelerator is expanding to include additional bottling PODs in a building down the road on the Avenue of the Americas. It will hold 5 bottling PODS and tenants have already been acquired for those spaces. TSEC is funding for the rehabilitation of the building.

Mr. Armistead states that The Accelerator Committee convened earlier in the day and a lot of positive activity is taking place in The Accelerator and Newburgh. This promising activity is due, not only The Accelerator, but with the assistance of the OCP, local landowners, businesses, and additional industry partners.

OCP Report

Mrs. Dana reviews the business expansions and retention in Orange. They are currently working with about 19 in the county. They could possibly result in about 503 jobs if the projects land.

There are two closed projects. The first, Project Greece, has closed on a building in the town of Newburgh. They are an aluminum fabrication company moving into a 50,000 sq ft building and creating 25 new jobs. The second is FedEx Ground, they have closed on their property and are currently going through the planning phases. This project will create 50 new jobs.

There are two new expansions that have come to the Partnership in the last few weeks. The first is Project Locker, a town of New Windsor based manufacturer. They have a new facility in Texas, as a result of this, this business will be looking to the IDA and NY State for some incentives to stay in New York and build their 200,000 sq ft facility. They are interested in the Port Authority properties. This project is expected to create 100- 150 jobs. The second is Project Nutra, this is a 20,000 sq ft project in the town of Goshen. This is a Nutraceutical Manufacturer. They are looking to the state for some Start-Up New York benefits. This project is expected to create 20 jobs.

Alto Music, is expanding into manufacturing and distribution. They will be adding on about 20,000 sq ft. and specializing the current building for the expansion. They are looking for foreign trade zone benefits. This project is expected to create 10-15 new jobs. Carib South, a cargo airline, the partnership is working with them on their expansion at the Stewart Airport Location. The Castle Fun Center is expanding about 16,000 sq ft to add new attractions and upgrade existing ones. Project Blanket, is looking to expand production but needs sewer and water to accomplish expansion. They are very close to getting this. This will create another 50 jobs.

An additional thing that the OCP is doing is looking at Industrial Parks and the property around them to identify additional sites to bring into industrial inventory. The site inventory is currently low and they are researching where the infrastructure is, whether they can add on to the ends of these industrial parks, or property adjacent to them. They are also working with the rail lines to meet the needs of the businesses and engineers that are outlining some of the properties that could be potential sites.

Mr. Fioravanti reviews the attraction report. Project Houston, this was an Empire State Development lead. There are a couple sites at Stewart Airport but this continues to be a challenge due to a limited number of shovel ready sites. Project Prosciutto, a specialty meats manufacturer. They were interested months ago and have returned to see local sites. Allstate, looking to go to Chester. A cidery, originally based in Maryland and looking to relocate to Newburgh. Project Semolina, a business located in NYC have been looking at some sites. There is also a recycling company looking to locate in Millbrook and should create 30 jobs.

Warwick Valley Office and Technology Corporate Park has 10 shovel ready pad sites. There will be a broker tour there on May 3rd at 9:00am and the OCP QPM (Quarterly Project Meeting) bringing everyone up to date on what projects the Partnership is currently working on.

Mr. Fioravanti serves on the Newburgh Edge Up Committee. Edge Up is about creating a plan for Newburgh, getting everyone on the same page, and enhancing economic development. It's a grass roots effort but will hopefully result in creating a plan for the city and future progress.

IDA Discussions

Mr. Armistead welcomes the Orange County District Attorney, David Hoovler.

Mr. Hoovler discusses the recent media attention brought to the IDA. As a result of this, his office has received some calls. A couple of years ago, they developed a Crimes Against Revenue Unit and received a state grant. The District Attorney's Office takes a look at bad contractors, prevailing wage cases, all the insurance and tax ramifications of businesses that are doing business in Orange County and are making sure they are contributing their fair share back to the economy. As a result, they have been able to prosecute some contractors that weren't paying prevailing wages, misclassifying employees for insurance purposes, and had quite a few referrals on tax cases in which people weren't reporting taxes as they should. Mr. Hoovler states he spoke with Mr. Gaenzle at the OCP dinner and he wanted to make a suggestion in reference to something he saw in Long Island. When businesses come before the IDA and are granted the benefits it would behoove the IDA to remind them that in addition to all the civil issues that are created by

breeching the policies, if there is ever a referral to his office the matter will be investigated. Mr. Hoovler does not take very kindly to prevailing wage violations and misclassification of employees and job specs. He is here to help the IDA if there is a contractor or job and something has gone awry please call his office. He is here to support labor, the IDA, and ultimately the tax payers.

Mr. Gaenzle states that when the IDA closes a transaction and the company that receives the benefits, they make representation and warranties that the applicant will comply with NY State Law.

Governance Committee Report

Mr. Brescia states that the Governance Committee approved the Armory expenditure deadline.

Motion is made by Mr. Brescia, seconded by Mrs. Rogulski, approving the resolution extending the project expenditure deadline for the Center for Global Advanced Manufacturing, Inc to May 15, 2016 and authorizing the amendment of the IDA's standard agreement. Affirmative votes of all members present resulted in motion carried.

Resolutions

Matrix Newburgh, LLC – Final Resolution

Mr. Dowd reads aloud the Matrix Newburgh, LLC Final Resolution. Motion is made by Mrs. Rogulski, seconded by Mr. Steinberg. The matter is open for discussion.

Mr. Brescia states that he cannot support the Matrix project based on the objections put forth by the local labor and tradesmen. He feels that, up to this point, there does not seem to be enough good faith. The labor unions have supported him for years and he cannot go without supporting them now. If this project gets delayed that might be fine as long as some good faith negotiations take place.

Mr. Schreibeis states that he agrees with Mr. Brescia. He was on the fence about the project but after listening to what's been going on the project should be put off and some details should be ironed out.

Mr. Petro states that because there are some objections the IDA is not going to grant the PILOT Program and tax exemptions to a large company? The way that would change would be if a developer or Trades Union Representative would come in and say to the IDA it's all set and gives permission to proceed. He feels it's an outrage that the board wouldn't vote for this. It's not what the IDA is here for. He's not saying he doesn't agree with the local labor, he does agree with them, but it's not the right procedure. The board isn't passing the resolution because someone hasn't done something, as of yet. It will be okay when the Chairman or Board is told the people are satisfied. He feels the resolution should be passed and the board should move forward. The Chairman has stated that if there is an issue the IDA will take care of it, but to not approve something because in the future a company may not come through isn't right.

Mr. Gaenzle states that because of the nature of this project, he has had numerous conversations with Matrix's counsel. They are completely aware of the policy and the IDA can't impose something on them before there is a contract. As soon as they are provided the sales tax exemption letter and the policy comes into place. If they don't abide by it the exemptions and PILOT are terminated and all benefits are lost. It is basically impossible to enter into a contract before the board approves the project.

Mr. Steinberg states that the situation is complicated because the board does seem to want to move forward with the project but they can't establish a violation of a policy if they don't vote in favor of it. He sides with Mr. Petro because if the board doesn't vote for the project now what becomes the criteria when they do vote in favor of it. Who's going to tell the IDA Board it's ok?

Mr. Steinberg asks Mr. Brescia and Mr. Schreibeis to reconsider their objections to the Matrix project so that the board can move forward and are in the position to do something. Until then nothing can happen. They can't claw back if they don't start.

Mr. Schreibeis states he isn't obligated to the unions but he thought about the situation and currently there appears to be no local labor on site. He would like to think about the project for a month.

It is asked if the board goes or votes by the support of the town of Newburgh. It is stated that that is up for consideration.

Mrs. Rogulski states that the missing topic of discussion is the economics to the developer. The business issue for the developer is in order for the economics of the project to work they're going to need the PILOT and tax exemption. Those are real dollars and to lose those would be greater than not hiring and using local labor. So the economics of the project would, by a business reason, push them towards labor because the benefits would be gained from the IDA and also having local people there. There is nothing in the labor policy requiring the developer to have an instate general contractor. They can't enforce that nor should the IDA enforce that regulation. It's a business and they are allowed to do whatever they want. They and the IDA do have an obligation to local labor. The Board constantly supports local labor and they made a policy that is manageable because anything over and above that these companies won't come here. Therefore, it's a delicate balancing point. From her perspective, as a board member, Mrs. Rogulski knows who she represents and that's the tax payers of Orange County. It's not just the labor and not just the tax payers. It is not to be forgotten the number of good paying jobs that are going to come from this project. The Board has an obligation to make sure the policy is upheld. She is in favor of the project and still supports voting.

Mr. Gaenzle states that if the board doesn't proceed then they have no control. If the vote doesn't pass and Matrix doesn't get the benefits, then Matrix could proceed and hire whomever they'd like.

Mr. Brescia states that there needs to be a little more negotiation on the front and he's not seeing that here. It doesn't appear that they are within the 10%. He doesn't want to lose the jobs either, but more negotiations need to take place.

Mr. Armistead states he needs to do what is best for economic development in Orange County. There are permanent jobs at stake here. Bottom line is they are condemning someone before they even do anything. They do have the ability to pull all the benefits. As someone stated before, this project will move forward with or without the benefits. Yet, they'll lose the benefits if they don't abide by the policy. He will be voting in favor of the project.

Mr. Petro states that since it seems like the vote won't pass the resolution should be tabled.

Mr. Dowd states that since there is a motion and a second on the floor, it can be voted on or the motion and second can be withdrawn and the resolution can be motioned to table.

Mrs. Rogulski reluctantly withdraws her motion.

Mr. Steinberg reluctantly withdraws his second.

The board votes to move the resolution to table. Affirmative votes of all members present resulted in motion carried.

Mr. Fioravanti asks what will happen in the next month now that resolution has been tabled again.

Mr. Petro states that a lot of contacts have been made and hopefully within the next thirty days the relationship can become more amicable.

Mr. Gaenzle states that, if it's the pleasure of the board, he will have Matrix sign the local labor policy before next month's meeting.

Mr. Seidman said he was able to get a hold of Matrix. He had a meeting with them the end of last summer and met with Mr. Taylor. They had a very cordial meeting. He handed him some of the contractor books and said he would appreciate if he would hire some laborers out of the books. At least get a bid from them. A promise was made that Matrix would not move forward without meeting with some of the laborers and meeting with Mr. Seidman. Excuses were made and Mr. Seidman was not met with again.

Leentjes Amusement Corp – Final Resolution

Mr. Dowd reads aloud the Leentjes Amusement Corp Final Resolution. Motion is made by Mr. Brescia, seconded by Mrs. Rogulski, accepting resolution to take action on certain matters pertaining to a proposed project for the benefit of Leentjes Amusements Corp. (D/B/A The Castle). Affirmative votes of all members present resulted in motion carried.

Allstate Fabrication – Initial Resolution

Mr. Jacob Ouseph and Mr. Mathew Ouseph, co-owners, are present to represent Allstate Fabrications. They are accompanied by their attorney Mr. Dubois.

Mr. Dubois states that Allstate is a wholesale marble and granite manufacturer. They have been operating out of their Rockland County, New York location for about eleven years. Expansion is needed and an ideal location has been found in the town of Chester, New York. They are under contract for the property and are now seeking IDA benefits. They do have the support of the town, but Mr. Dubois is not sure if Town Supervisor Jameson has sent the letter. He does have a copy of last month's minutes, where it was supported unanimously, if that is needed.

Mr. Ouseph elaborates by stating this is a 57,000 sq ft property. They had been previously operating from 15,000 sq ft. The business is based in Rockland, Orange, as well as some surrounding countries. Presently, they have about 15 employees and about 8 are going to move. It is expected that they will be able to add 4-8 new jobs right away. Being only wholesale they offer no competition for the local retailers. Last year they made about 4.5 million. They are looking to grow to 5-6 million within a year to a year in a half.

Mrs. Villasuso explains that the approval of this resolution would incentivize Allstate to outfit the interior of the structure that is currently being built.

Mr. Dubois states that it is a new building being developed by Mr. Leentjes.

Mr. Steinberg ask Mr. Gaenzle to elaborate and help clarify a detail on the application.

Mr. Gaenzle states that there is a section of the application in which it states they have not acquired the site yet, but the current owner of the property is in the process of building the shell. In respect to that, Allstate is paying the sales tax while it's being built.

Mr. Armistead asks if Allstate will lease the space.

Mr. Dubois says that his clients will be buying the property but will be adding additional improvement due to their business needs.

Mr. Gaenzle states therefore the board is not incentivizing that initial structure.

Mr. Dowd reads aloud the Allstate Fabrication Initial Resolution. Motion is made by Mrs. Rogulski, seconded by Mr. Schreibis, accepting the application of Allstate Fabrication with respect to a certain project. Affirmative votes of all members present resulted in motion carried.

Such other and further business as may be presented

Mr. Armistead states that he is disappointed that the Matrix project wasn't approved. He feels the board is condemning the project before they give it a chance. It is a concern that the county could lose everything relating to that project. He doesn't feel the they'll leave but there is no way to predict that.

Mrs. Villasuso states that the tenant could very well leave. If Matrix can't stay on the timeline set forth by Amerisource Bergen they could very well relocate.

Mr. Armistead feels they should have passed the resolution.

Mr. Brescia states that he can understand that, to an extent, but people on the board get local labor support and he feels that board should support them in return.

Mrs. Villasuso states that she is not sure what the next step is for the Matrix project. Mr. Petro has put a lot of effort in to make sure all the needs for this application process have been met.

Mr. Gaenzle states he needs to know how to proceed with the Matrix counsel.

Mr. Armistead states there needs to be a special meeting to discuss the project further.

Mrs. Rogulski states that Mr. Diorio talks about the labor policy as if it is a contract between the tradesmen and the IDA. He has no seat on the board and it is the IDA's policy. It is a policy of the IDA board, at the pleasure of the board, and it is not subject to negotiation or review.

Public Comments

No public comments were presented.

Chairman Armistead states with no further comments the board will move into Executive Session.

Chairman Armistead entertains a motion that the committee enter into executive session pursuant to section 105(1)(h) of the open meetings law to discuss the sale or lease of real property. Motion made by Mrs. Rogulski to enter executive session issued. Motion seconded by Mr. Schreibeis. All in favor.

Executive Session

The members discuss the sale or lease of real property.

End of Executive Session

Mr. Armistead states that since there was an issue with the Matrix project and a full board wasn't present. He would like to poll the board for a special meeting. Dates will be circulated to organize an appropriate date and time.

With no further business, meeting called for adjournment by Chairman Armistead, motion made by Mrs. Rogulski, seconded by Mr. Schreibeis, the time being 4:05 p.m.