



Empowering Businesses. Inspiring Growth.

Mary Ellen Rogulski, Chairman • John Steinberg, Jr., Vice Chairman • Stephen Brescia, Secretary
Edward A. Diana, Assistant Secretary • Robert J. Schreibeis, Sr. • James DiSalvo • Michael Gaydos
Laurie Villasuso, Chief Operating Officer & Executive Vice President • Vincent Cozzolino, Managing Director
Kevin Dowd, Attorney • Russell E. Gaenzle, Harris Beach • Joel Kleiman, Chief Financial Officer

Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on January 10, 2019 at 2:00 p.m. at the Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York, to consider and/or act upon the following:

Order of Business

- Roll Call
Reorganization Meeting

Elect Chairman: _____

Resolution- Elect Other Officers

- Vice Chairman
Second Vice Chairman
Secretary
Assistant Secretary

IDA Chairman's Appointments:

- Audit Committee- DiSalvo (Chairman); Diana; Gaydos
Alternate: Steinberg
Governance Committee- Diana (Chairman); Schreibeis; Disalvo
Alternate: Steinberg
Accelerator Committee- Diana (Chairman), Rogulski; Steinberg
Alternate: Brescia
Human Resources Committee- Rogulski (Chairman); DiSalvo

Resolution- Appoint Chief Operating Officer and Executive Vice President

Resolution- Appoint Managing Director

Resolution- Appoint CFO (Kleiman)

Resolution- Appoint Attorney (Dowd)

Resolution- Appoint Contract Officer (Dowd)

Resolution- Appoint FOIL Officer and FOIL Appeals Officer

Resolution- Appoint Lobbying Designee

Resolution- Contract Officer Report All Agency-owned Properties As of 12-31-18
(None)

Resolution- Designate Depositories and set limits

Resolution- Report Annual Review- Procurement Policies & Procedures for 2019

Resolution- Report Annual Review- Investment Policies for 2019

Resolution- Foreign Trade Zone \$25,000

Resolution- Authorize "Agent Status" for Friends of the Orange County Youth Bureau Fund, Hudson Valley Agri-Business, Hudson Valley Film Commission, Rockland Economic Development Corporation "PTAC", TSEC, Women's Enterprise Development Center.

- **Approval of the minutes**
 - December 13, 2018 Board Meeting
 - December 13, 2018 Audit Committee Meeting
 - December 13, 2018 Governance Committee Meeting
- **Executive Session**
- **Financial Reports and/or Requests for Payments**
- **New and Unfinished Business**
 - Chairman's Report
 - Chief Operating Officer Report
 - Board Committee Reports (as needed)
 - Audit Committee
- **Applications/Resolutions**
 - Hampton Park, LLC
 - Initial Resolution
- **Other Board Business**
- **Adjournment**

Dated: January 3, 2019

Stephen Brescia, Secretary

By: Laurie Villasuso, Chief Operating Officer & Executive Vice President

RESOLUTION ELECTING OFFICERS OTHER THAN CHAIRMAN FOR 2019

Motion By:

Seconded By:

WHEREAS, the IDA bylaws call for the election of a Chairman and the election of other officers at this time; and

WHEREAS, the Chairman for 2019 has already been elected and recorded in the minutes; and

WHEREAS, the Chairman has proposed a slate of officers as listed below.

NOW, THEREFORE, BE IT RESOLVED that the following are elected IDA officers for 2019:

Vice Chairman:

Second Vice Chairman:

Secretary:

Assistant Secretary:

Vote:

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES ; NAYS

Resolution:

RESOLUTION APPOINTING THE CHIEF OPERATING OFFICER AND EXECUTIVE VICE PRESIDENT OF THE IDA FOR 2019.

MOTION BY:

SECONDED BY:

WHEREAS, by resolution dated July 6, 2016, this IDA established the position of Chief Operating Officer and executive Vice President for the Agency; and

WHEREAS, this IDA wishes to appoint a Chief Operating Officer and Executive Vice President for the year 2019.

NOW, THEREFORE, BE IT RESOLVED that this IDA hereby appoints Laurie Villasuso to the position of Chief Operating Officer and Executive Vice President for the year 2019.

Vote:

Mr. Schreibeis

Mr. Brescia

Mr. Diana

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

DATED: 1-10-19

AYES; NAYS

RESOLUTION:

RESOLUTION APPOINTING THE GALILEO TECHNOLOGY GROUP UNDER THE SUPERVISION OF VINCENT COZZOLINO TO THE POSITION OF MANAGING DIRECTOR OF THE IDA FOR 2019.

MOTION BY:

SECONDED BY:

WHEREAS, by resolution dated July 6, 2016, this IDA amended its By-Laws to, among other things, establish the position of Managing Director for the Agency and appointed Galileo Technology Group, under the supervision of Vincent Cozzolino, to fill said position; and

WHEREAS, this IDA believes that Galileo Technology Group, under the supervision of Vincent Cozzolino, has performed outstandingly in its role as Managing Director of the IDA and believes that it has demonstrated the requisite skills, knowledge and experience to continue in that position.

NOW, THEREFORE, BE IT RESOLVED that this IDA hereby appoints Galileo Technology Group under the supervision of Vincent Cozzolino to that position.

FURTHER RESOLVED, that the contract between Galileo Technology Group and this IDA to be Managing Director of both the IDA and The Accelerator shall be extended at an annual compensation of \$120,000 for both positions.

Vote:

Mr. Schreibeis

Mr. Steinberg

Mr. Gaydos

Mr. Diana

Mr. Brescia

Mr. DiSalvo

Chairman Rogulski

DATED: 1-10-19

AYES NAYS

RESOLUTION:

RESOLUTION APPOINTING IDA CHIEF FINANCIAL OFFICER FOR 2019

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that this IDA appoint a Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED that Joel Kleiman be designated the IDA's Chief Financial Officer for 2019.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES; NAYS

Resolution:

RESOLUTION APPOINTING IDA ATTORNEY FOR 2019

MOTION BY:

SECONDED BY:

WHEREAS, the IDA bylaws provide that an IDA attorney may be appointed by this IDA.

NOW, THEREFORE, BE IT RESOLVED that Kevin T. Dowd shall be appointed the IDA attorney for 2019 at the hourly rate of \$200.00 per hour, plus reasonable expenses.

Vote:

Mr. Schreiber

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

DATED: January 10, 2019

AYES ; NAYS

Resolution:

RESOLUTION APPOINTING A CONTRACT OFFICER FOR THE IDA FOR 2019

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that the IDA appoint a Contract Officer for real property transactions and reporting to New York State and Orange County Officials.

NOW, THEREFORE, BE IT RESOLVED that the IDA attorney, Kevin T. Dowd, be appointed Contract Officer for 2019.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

My. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES; NAYS

Resolution:

RESOLUTION APPOINTING IDA FREEDOM OF INFORMATION LAW
OFFICIALS FOR 2019

Motion By:

Seconded By:

WHEREAS, the NYS Open Meetings Law requires that this IDA appoint a FOIL officer and FOIL Appeals officer.

NOW, THEREFORE, BE IT RESOLVED that Melanie Schouten is appointed FOIL officer and Kevin T. Dowd, Esq. is appointed FOIL Appeals officer for 2019.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

My. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES; NAYS

Resolution:

RESOLUTION APPOINTING IDA PROCUREMENT LOBBYING OFFICIAL FOR
2019 PURSUANT TO THE PROCUREMENT LOBBYING ACT OF THE NYS FINANCE
LAW.

Motion By:

Seconded By:

WHEREAS, the Procurement Lobbying Act of the NYS Finance Law requires that this
IDA designate an official to serve as the authorized contact on specific procurements of
goods and services.

NOW, THEREFORE, BE IT RESOLVED that Laurie Villasuso is appointed the
authorized Procurement Lobbying officer for 2019.

Mr. Schreiber

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES; NAYS

Resolution:

RESOLUTION REPORTING IDA-OWNED PROPERTIES AS OF 12-31-18

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that this IDA report all Agency-owned real properties as of December 31, 2018; and

WHEREAS, the Contract Officer reports that this IDA owns NO real property as of that date.

NOW, THEREFORE, BE IT RESOLVED that this IDA shall report that it owns NO real property as of 12-31-18; and that the IDA Chief Operating Officer and Executive Vice President shall file a negative report with the Authority Budget Office, via PARIS as required by the PAAA.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES ; NAYS

Resolution:

RESOLUTION APPROVING IDA DEPOSITORIES FOR 2019

MOTION BY:

SECONDED BY:

WHEREAS, the NYS General Municipal Law, Section 10, requires the Orange County Industrial Development Agency to designate one or more banks to secure the deposits of IDA funds and investments; and

WHEREAS, the IDA's Chief Financial Officer has requested that the IDA so designate its depositories.

NOW, THEREFORE, BE IT RESOLVED that pursuant to the Orange County IDA Bylaws and Policies, the IDA hereby designates the following depositories located within Orange County, together with their maximum dollar limits.

<u>Depository Name</u>	<u>Maximum \$</u>
Bank of America	\$14,000,000
Berkshire Bank	\$14,000,000
Catskill Hudson Bank	\$14,000,000
Greater Hudson Bank	\$14,000,000
JP Morgan Chase Bank	\$14,000,000
Key Bank	\$14,000,000
Manufacturers and Traders Trust Company	\$14,000,000
Orange Bank and Trust Company	\$14,000,000
Sterling Bank	\$14,000,000
TD Bank	\$14,000,000
Wachovia Bank/Wells Fargo & Co.	\$14,000,000

Vote:

Mr. Schreiber

Mr. Steinberg

Mr. Diana

Mr. Brescia

Mr. Disalvo

Mr. Gaydos

Chairman Rogulski

DATED: January 10, 2019

AYES; NAYS

Resolution: ADOPTED

RESOLUTION PROVIDING FOR ANNUAL REVIEW OF IDA PROCUREMENT
POLICIES & PRACTICES IN 2019

Motion By:

Seconded By:

WHEREAS, in accordance with Section 104-b of the General Municipal Law, and the Public Authorities Accountability Act of 2005, this IDA is required to adopt procurement policies which will apply to the procurement of goods and services not subject to the competitive bidding requirements of Section 103 of the GML and paid for by this IDA for its own use and account; and

WHEREAS, this IDA's Bylaws and policies set forth the IDA's procurement policies and procedures and requires that the Agency shall annually review its procurement policies and procedures.

NOW, THEREFORE, BE IT RESOLVED that the Governance Committee, Chief Operating Officer and Attorney shall review this IDA's Procurement Policies and Procedures on or before the IDA meeting in March, 2019, and report to the IDA Board as required.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES ; NAYS

Resolution:

RESOLUTION PROVIDING FOR ANNUAL REVIEW OF IDA INVESTMENT
POLICIES & PRACTICES IN 2019

Motion By:

Seconded By:

WHEREAS, in accordance with the Public Authorities Accountability Act of 2005, this IDA is required to adopt investment policies that will provide for the proper and prudent means of investing IDA funds; and

WHEREAS, this IDA's Bylaws and policies set forth the IDA's investment policies and procedures and requires that the Agency shall annually review such policies and procedures.

NOW, THEREFORE, BE IT RESOLVED that the Audit Committee, Chief Operating Officer and Chief Financial officer shall review this IDA's Investment Policies and Procedures on or before the IDA meeting in March, 2019, and report to the IDA Board as required.

Mr. Schreibeis

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

Date: January 10, 2019

AYES ; NAYS

Resolution:

RESOLUTION APPROVING \$25,000 ANNUAL CONTRACT WITH ORANGE COUNTY FOREIGN TRADE ZONE FOR 2019

MOTION BY:

SECONDED BY:

WHEREAS, this IDA has considered the annual request of the Orange County Foreign Trade Zone for \$25,000 for project expenses for calendar year 2019; and

WHEREAS, this IDA finds the request consistent with the IDA purpose of furthering economic development and international trade in Orange County; and

WHEREAS, such amount has been allocated in the 2019 budget.

NOW, THEREFORE, BE IT RESOLVED that the IDA Chairman is authorized to sign a contract with the Orange County Foreign Trade Zone in the amount of \$25,000 for project expenses for calendar year 2019 to be used solely for economic development and international trade in Orange County.

Vote:

Mr. Schreiber

Mr. Diana

Mr. Brescia

Mr. Steinberg

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

DATED: January 10, 2019

AYES; NAYS

Resolution:

RESOLUTION AUTHORIZING CHIEF OPERATING OFFICER AND EXECUTIVE VICE PRESIDENT AND/OR CHAIRMAN TO SIGN AGENCY AGREEMENTS WITH VARIOUS NOT-FOR-PROFIT ORGANIZATIONS.

MOTION BY:

SECONDED BY:

WHEREAS, this IDA recognizes the benefit of assistance from other organizations in fulfilling its economic development role in Orange County; and

WHEREAS, several not-for-profit organizations have assisted this IDA in the past to the IDA's benefit and this IDA desires to continue that assistance by designating such not-for-profit organizations as agents of this IDA for the purpose of economic development in Orange County, according to a letter of agency status to be executed between the IDA's Chief Operating Officer and Executive Vice President and/or the Chairman and the several not-for-profit organizations.

NOW, THEREFORE, BE IT RESOLVED that that the Chief Operating Officer and Executive Vice President and/or the Chairman are authorized to negotiate and execute a letter of agency status on behalf of this IDA, in the amount budgeted, with Friends of the Orange County Youth Bureau Fund, Hudson Valley Agri-Business, Hudson Valley Film Commission, Rockland Economic Development Corporation "PTAC", TSEC, Women's Enterprise Development Center.

Vote:

Mr. Steinberg

Mr. Brescia

Mr. Diana

Mr. Schreibeis

Mr. DiSalvo

Mr. Gaydos

Chairman Rogulski

DATED: 1-10-19

AYES; NAYS

RESOLUTION:

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

December 13, 2018

A regular meeting of the Orange County Industrial Development Agency was convened in public session on December 13, 2018 at 2:01 P.M. at the Orange County Business Accelerator in New Windsor, New York.

The meeting was called to order by Chairman, Mary Ellen Rogulski, and upon roll being called, the following were:

PRESENT: Mary Ellen Rogulski, John Steinberg, Edward Diana, James DiSalvo, Stephen Brescia, Michael Gaydos

ABSENT: Robert Schreiber

ALSO PRESENT: Laurie Villasuso – Chief Operating Officer
Kevin Dowd – IDA Attorney
Russell Gaenzle – Harris Beach
Joel Kleiman – Chief Financial Officer
Vincent Cozzolino – Managing Director
Melanie Schouten – Program Director
Christine Cordova – Focus Media
Lisa Sommers – Focus Media
Bill Fioravanti – Orange County
Maureen Halahan – Orange County Partnership
Kathy Russo – Airport Properties VIII
Lee Browning, Jr – Airport Properties VIII
Julie Forman -Airport Properties VIII
Eric Muhlrad – 134 Jessup Switch Rd
Al Muhlrad – 134 Jessup Switch Rd
Steven Esposito – Gam Property Corp

Chairman Rogulski calls to order the regular meeting of the Orange County IDA, December 13, 2018 (Pledge of Allegiance is recited). Board consists of six members. There is a quorum.

Roll Call is taken.

Minutes

Review of the November 14, 2018 board meeting minutes. Motion to approve the minutes is made by Mr. Diana, seconded by Mr. Steinberg. Motion carries with all in favor.

Review of the November 14, 2018 Audit Committee meeting minutes. Motion to approve the minutes is made by Mr. Steinberg, seconded by Mr. Diana. Motion carries with all in favor.

Executive Session

Chairman Rogulski entertains a motion that the committee enter into executive session pursuant to section 105(1)(f) of the open meetings law to discuss the financial and credit history of clients of the IDA. Motion made by Mr. DiSalvo to enter executive session issued. Motion seconded by Mr. Diana. All in favor.

Enter Executive Session

The members discuss the financial and credit history of clients of the IDA.

End Executive Session

Chairman Rogulski entertains a motion that the committee enter into attorney client closed door session. Motion made by Mr. DiSalvo to enter the closed-door session issued. Motion seconded by Mr. Diana. All in favor.

Attorney Client Session

The members discuss the legalities of certain matters.

Attorney Client Session

Financial Reports and/or Requests for Payment

Mr. Kleiman reviews the summary of IDA bank accounts, certificate of deposits, and money market accounts that reflect a total of \$11,643,598 as of November 30, 2018.

Mr. Kleiman reviews the income and expense summary, noting that YTD income is \$1,853,394 and YTD expenses are \$365,281, with revenues exceeding expenses by \$1,488,114.

Mr. Kleiman reviews the income and expense summary for the Business Accelerator, noting that revenues YTD are \$317,436, and expenses are \$2,115,282. Expenses, as anticipated, exceed revenues by \$1,797,846.

Chairman Rogulski asks for a motion to approve the vouchers and payments in the amount of \$54,127 for December. Motion made by Mr. Brescia, seconded by Mr. DiSalvo, that the Board accept the financial reports and authorize IDA payments and vouchers. Open for discussion. Affirmative votes of all members present results in motion carried.

Chairman's Report

Chairman Rogulski passes on giving the Chairman's report.

Chief Operating Officer Report

Ms. Villasuso informs the board that it is audit time and management is sending out letters to all the active projects. Based on the recommendation of the board, additional wording has been added informing projects that not complying with the audit request will result in the loss of years of their PILOT. If there is no PILOT, then failure to comply will result in the loss of Sales and Use Tax benefits. The board will act at the upcoming March 2019 meeting as needed to recapture any benefits from non-compliant projects.

Mr. Cozzolino reminds that board that management was asked to research and resolve any issues regarding the staff retirement plan. The previous plan was frozen a little over a year ago. Management worked with the State and ABO to understand what plan would be appropriate and how to replenish the lost money for that year. Provision were made in the 2019 budget to compensate the staff on lost funds. Today's resolution acknowledges the repayment of these lost funds to the staff.

Motion is made by Mr. Steinberg, seconded by Mr. Brescia, authorizing an one-time retirement allocation adjustment be paid to vested OCIDA personnel. Roll call is taken. Affirmative votes of six board members results in motion carried.

Ms. Villasuso brings the boards attention to the 2019 Board meeting schedules in their packets.

The board discusses the dates. Adjustments will be made and the schedule will be posted online and in the Times Herald Record.

Accelerator Committee Report

Mr. Cozzolino reminds the board that part of The Accelerator plan was to build a clean room at the Middletown location. Unfortunately, that part of the plan was unable to be executed in 2018, but Accelerator management plans on moving forward with the clean room this coming year. Approval for up to \$100,000 be used towards the clean room if needed. Additional financial contributions are anticipated from TSEC and WDI.

Motion is made by Mr. Diana, seconded by Mr. Steinberg, authorizing \$100,000 to be used towards a clean room at The Accelerator Middletown Campus. Roll call is taken. Affirmative votes of six board members results in motion carried.

Accelerator Committee Report

Ms. Villasuso informs the board that the Audit Committee discussed some of the projects that are currently experiencing labor audit policy compliance issues. The Committee met with Loewke Brill regarding the deficiencies. The Committee will further review what was discussed, and will come back to the full board with recommended actions for recapture regarding non-compliant projects.

Applications/Resolutions

134 Jessup Switch Road, LLC

Mr. Muhlrاد presents on behalf of 134 Jessup Switch Road, LLC.

The Muhlrاد family has developed several properties in Orange County. This project consists of a four company flex building with office space and warehousing. The companies anticipated to be housed at this location consist of a distributor of Datacom, power cables and accessories, a pharmaceutical manufacturer, a copper scrap and recycling company, and a wire and cable distribution company. These companies have been in business for a while with good track records. Some of the companies are located out of the area and this will allow them to gain a foot hold in Orange County. Approximately 45 jobs will be housed in this location.

Mr. Steinberg asks the status of construction.

Mr. Muhlrاد states that footings have been installed.

Mr. Brescia states that he had a conversation with Bill Fioravanti yesterday regarding the spec nature of this project. He believed that that issue was getting resolved. However, now that he hears that footings are already installed it is clear that the project is already under construction, and it has been indicated that the project will go forward without the benefits.

Mr. Muhlrاد states that this project would go forward, but at a much slower pace. They have constructed many projects in the County in past years with their own funding, and they are hoping to get assistance with this current project.

Mr. Brescia states that it would have been better for the project to come before the IDA Board before they had started construction. This is considered problematic by the board and its mission statement. The IDA Board gets highly criticized by any approvals given to projects that have already started construction. He cannot support this project.

Mr. Steinberg asks about the types of manufacturing jobs that will be present onsite.

Mr. Muhlrاد states wire and cable and pharmaceutical manufacturing will be onsite.

Mr. Gaydos asks about the salaries of the staff.

Mr. Muhlrاد states there is a scale of \$40,000 to \$75,000 depending on position.

Ms. Rogulski asks if the Sales and Use Tax Exemption being requested will only benefit the developer or will it assist the resident companies as well.

Mr. Muhlrاد states that it is split in half to benefit both the developer and the residents.

Mr. Gaydos asks is there anything in writing that specifically addresses if a project starts construction before coming to the IDA board that incentives cannot be provided.

Ms. Rogulski states that it is not formally stated that a project cannot receive benefits if a project has already begun construction.

Mr. Gaenzle states that this often a matter of timing that a project has already begun, and it is at the boards discretion if they should choose to approve the project or not.

Ms. Rogulski states that the application shows that the project has only cleared the site and poured the footings. She asks has the project done more than that.

Mr. Muhlrud states that walls have been constructed on top of the footings.

Initial Resolution

Mr. Dowd reads aloud the 134 Jessup Switch Road, LLC Initial Resolution. Motion is made by Chairman Rogulski, the resolution does not receive a second. Mr. DiSalvo abstains due to a business relationship. Resolution denied to take action on certain matters pertaining to a proposed project for the benefit of 134 Jessup Switch Road, LLC.

Airport Properties VIII, LLC

Ms. Russo presents on behalf of Airport Properties VIII, LLC.

This project consists of the construction of a 4 story, 83 room Fairfield Inn & Suites by Marriott. The same owners were granted incentives by the IDA Board for the current Homewood Suites by Hilton in New Windsor. There are currently contaminated buildings on the property that will be taken down by the owners and replaced by a sustainable green building. This project will create about 23 jobs, but it is anticipated that these numbers will be exceeded. The owners conducted a wage survey for the hospitality industry in the region. The current Homewood Suites exceeds the standard amount of jobs and salaries provided. The owners will proceed with this same conduct for this new hotel. The owners support local tourism efforts even if that means displacing revenue. The owners would like to work with local students through a hospitality program that is accredited and paid. Local labor will be used for the construction period of the project. Stewart airport is up 60% and it is an ideal time to develop another well maintained and operated hotel on the airport property.

Ms. Villasuso informs the board that there are three support letters in the packet on behalf of this project.

Initial Resolution

Mr. Dowd reads aloud the Airport Properties VIII, LLC Initial Resolution. Motion is made by Mr. DiSalvo, seconded by Mr. Brescia, accepting resolution to take action on certain matters pertaining to a proposed project for the benefit of Airport Properties VIII, LLC. Roll call is taken. Affirmative votes of all board members results in motion carried.

Gam Property Corp.

Mr. Esposito presents on behalf of Gam Property Corp.

This project consists of a proposed 70,000 sf extension to an existing 130,000 sf paper and party product distribution center run by King Zak Industries in Goshen. King Zak has been in business in Orange County for 27 years. They have out grown their space several times leading to moving to a new location and adding on extensions as needed. This request is for the newest extension. This is a family owned and run business. The project is currently working with the Village planning board and to date has received local support. Other locations were researched but due to the metropolitan based nature of this business the owners would like to try to stay and expand in place. Manufacturing for this company is done nationally and internationally. At the completion of construction, an anticipated 25 jobs will be created, and it is expected that that number will continue to grow.

Ms. Villasuso informs the board that she and Mr. Cozzolino visited the facility. It is a beautiful, high-tech, organized site. This is anticipated as the first of many more expansions with the expectation of onsite manufacturing in the future. They are working with management on an AWOW level to help with the transition of onsite manufacturing.

Initial Resolution

Mr. Dowd reads aloud the Gam Property Corp. Initial Resolution. Motion is made by Mr. Steinberg, seconded by Mr. DiSalvo, accepting resolution to take action on certain matters pertaining to a proposed project for the benefit of Gam Property Corp. Roll call is taken. Affirmative votes of all board members results in motion carried.

Heritage Trail

Ms. Villasuso informs the board that a letter was received by Mr. Porr, County Executive's office, with a request to continue this expenditure line item until December 2019. The Governance Committee recommends that the extension be granted with the understanding that that no additional extensions be granted beyond 2019.

Resolution

Mr. Dowd reads aloud the Heritage Trail Resolution. Motion is made by Mr. DiSalvo, seconded by Mr. Brescia, accepting resolution extending the time for the undertaking of a project expenditure of \$1,000,000 to assist in the cost associated with the construction of segment 2 of the Heritage Trail extension project. Roll call is taken. Affirmative votes of all board members results in motion carried.

Other Board Business

No other board business presented.

Adjournment

Meeting called for adjournment, motion made by Mr. DiSalvo, seconded by Mr. Steinberg, the time being 4:05p.m.

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

AUDIT COMMITTEE MINUTES

December 13, 2018

Orange County Business Accelerator in New Windsor, New York.
12:30pm- 1:30pm

PRESENT: James DiSalvo, John Steinberg, Michael Gaydos

ALSO PRESENT: Laurie Villasuso - Chief Operating Office, Vincent Cozzolino, Melanie Schouten, Joel Kleiman, Kelly Reilly , Kevin Loewke

Financials

Mr. Kleiman started the meeting off by going over the new allocation schedule for The Accelerator. The finances will be broken down by location identification monthly. Mr. Kleiman told the board there are four locations; 4 Crotty Lane, 334 Avenue of the Americas both in New Windsor, Newburgh and Middletown and non- specified like payroll. Mr. Kleiman stated that this is the first pass and we will go forward with it in 2019. Ms. Villasuso stated that the finances will stay the same in the packets. Mr. Steinberg stated that it was terrific. Mr. DiSalvo stated that this looks good and run it for a while and compile data.

Mr. Kleiman spoke about the expenses for the "Amazon Building" as part of the budget appropriation that Ms. Reilly had been tracking. Mr. Kleiman stated that this has captured all expenses except for a few outstanding bill to equal approximately \$5,000.00 of which was electrical and a few others. Mr. Kleiman stated that the Budget was \$328,000.00 and is projecting to go over it by \$5,000.00 which was pretty good he stated. Mr. Kleiman stated the second big project was 605 Broadway, that was \$300,000.00. Mr. Kleiman stated that we have paid \$100,000.00 initially, and just paid the second installment of \$100,000.00, which was half done and was inspected. Once the projects get completed the last \$100,000.00 will be released.

Labor Policy

Ms. Villasuso introduced Mr. Loewke from Loewke Brill. She stated that he was asked to come to the meeting to speak about the recapture of benefits due to the Audit Committee board denying a waiver for Med Parc last month. Ms. Villasuso stated that the new labor policy states that each trade has to have 85% local labor, with that said, the IDA really doesn't have a recapture policy and if we were to recapture it is all or nothing. Ms. Villasuso stated that there is nothing in the labor policy about logistics and parameters, so Loewke Brill had a few suggestions that we would like to go over.

Mr. Loewke asked if the board wanted to start with Med Parc or Dana Distributors. Ms. Villasuso stated Dana Distributors. Mr. Loewke stated that for Dana Distributors there are 5 waivers that they submitted. Mr. Loewke stated that they can confirm that 3 out of the five waivers could be approved, they are: Fabcon Precast, James Joseph Construction and Rutherford Construction. Loewke Brill is confident they have done their due diligence for the waivers to be approved. There are two that are questionable; Hughes Environmental and Arena Construction. Hughes Environmental waiver has been tabled at this time and Arena Construction waiver should be denied. John Steinberg motioned to approve Fabcon Precast, James Joseph Construction and Rutherford Construction, deny Arena Construction and table Hughes Environmental and Mike Gaydos has seconded the motion. All board members approved. Ms. Villasuso stated that Mr. Jim Loewke had a suggestion on the recapture. Mr. Kevin Loweke called Mr. Jim Loewke to get the recapture suggestion about the percentage of the contracts vs. the project as a whole. Mr. Cozzolino asked how they can do a recapture, Ms. Villasuso said there are a few ways; you can't do it with a pilot, figure out where the pilot is and cancel out a year, and recapture and report to state or a fee but we will have to ask the attorneys about this. Ms. Villasuso stated that this is brand new territory.

Mr. Steinberg suggest that we want to see what other IDA have done and play with numbers. Ms. Villasuso suggest that we should have something by next month.

Mr. Loewke said that Dana may be asking for another waiver for an overhead door place.

Ms. Villasuso stated that we are moving to Med Parc. Mr. Loweke explained the situation about the denial of the waiver last month for Header Construction. Ms. Villasuso stated that this is the waiver that was voted on last month.

Mr. Loewke stated there is another waiver for Stanley Access Technologies and that Loewke Brill recommends the board approves this waiver. Mr. Gaydos motioned to accept the waiver, Mr. Steinberg seconded the motion, and all board members approved this waiver.

Meeting is adjourned.

DRAFT

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY & ORANGE COUNTY FUNDING CORPORATION

GOVERNANCE COMMITTEE

MINUTES

December 13, 2018

Orange County Business Accelerator in New Windsor, New York.
1:30- 2:00pm

PRESENT: Jim DiSalvo, John Steinberg, Mary Ellen Rogulski

ALSO PRESENT: Laurie Villasuso – Chief Operating Officer
Kevin Dowd – IDA Attorney
Vincent Cozzolino – Managing Director
Melanie Schouten – Project Manager
Joseph D'Onofrio – Mayor, Village of Highland Falls

Orange County Funding Corporation

Village of Highland Falls – Expenditure Request

Ms. Villasuso reminds the Committee that the Village of Highland Falls has submitted a request for \$60,000 to help off-set engineering costs required by a grant received from the State. This expenditure request came before the Committee two months ago. At that time the Committee decided to table their decision with a request for additional information regarding the financial investment of the Village towards this project.

Mr. D'Onofrio confirms that the funding would be used to off-set engineering costs required by a grant. Unfortunately, the engineering costs cannot be covered by this grant. The grant from the state was awarded to remove paint and restore the exteriors of eight brick buildings in the Main Street corridor. The estimate received by the engineering firm is quoted at approximately \$55,000. This expense would be a heavy lift for the Village.

Mr. Cozzolino informs the Committee that he has spoken with the Committee Chair, Mr. Diana. Mr. Diana supports granting funds for this project in the amount of \$45,000.

Ms. Villasuso reminds the Committee that this expenditure would be handled like the previous ones in which funds are paid directly to the project vendors and money will not pass through the Village.

Mr. Dowd informs the Committee that the engineering is broken down into three tasks. The second of the tasks, the designs phase, being the most expensive. Mr. Dowd asks if the Committee would like to specifically allocate the fund to the second phase of the project.

The Committee agrees to allocate the funds to the second phase.

Mr. Disalvo recuses himself and steps out of the room.

Motion made by Ms. Rogulski, seconded by Mr. Steinberg, authorizing \$45,000 expenditure funds to be allocated to the second phase of the Village of Highland Falls expenditure.

Mr. D'Onofrio steps out.

Village of Florida and Village of Goshen – Expenditure Extension Requests

Ms. Villasuso reminds the Committee that both of these Villages have open expenditures. Their agreements are about to expire, and they have not spent the allocated funds. Letters requesting extensions have been received from both municipalities. Approval for an extended deadline is being requested from the Committee.

Motion made by Mr. DiSalvo, seconded by Mr. Steinberg, authorizing the deadline expenditure extension for the Village of Florida and the Village of Goshen.

Orange County Industrial Development Agency

Heritage Trail – Expenditure Extension Request

Ms. Villasuso reminds the Committee that the Heritage Trail has a \$1,000,000 expenditure. An extension is being requested until the end of 2019.

Motion made by Mr. DiSalvo, seconded by Ms. Rogulski, authorizing the deadline expenditure extension for the Heritage Trail with the understanding no further extensions will be granted.

Orange County IDA

JANUARY 2019

Funds Received

134 Jessup Switch Road LLC (application fee)	5,000.00
Airport Properties VIII (application fee)	5,000.00
Total	\$ 10,000.00

Vouchers & Payments

Kevin Dowd (Legal Services Dec. 2018)	\$ 7,260.00
Loewke Brill Consulting Group, Inc. (Dec. 2018)	\$ 4,820.00
PKHB, CPAs (Bookkeeping Services Dec. 2018)	\$ 218.25
Frances Roth - stenographer (Public Hearing re: Banta Hospitality)	\$ 250.00
Hudson Valley Film Commission (Oct - Dec 2018)	\$ 5,000.00
PTAC (Rockland Economic Dev Corp.) (Oct. - Dec. 2018)	\$ 7,000.00
Hudson Valley AgriBusiness Dev. Corp (Jan - Dec 2018)	\$ 25,000.00
Orange County Arts Council (Sept - Dec 2018)	\$ 16,327.51
Women's Enterprise Development Ctr. Inc. (Jan - Dec 2018)	\$ 25,000.00
TSEC (The Strategic Economic Consortium, Inc.) (Oct - Dec. 2018)	\$ 7,303.96
Orange County Chamber of Commerce (Jan - Dec 2018)	\$ 10,080.00
Harris Beach (Pass-thru council fees) (Dec 2018 four projects)	\$ 10,000.00
Orange County Buisness Accelerator - reimburse for IDA Board ins. Payment	\$ 7,144.00
Orange County Buisness Accelerator - 1st quarter 2019 payment	\$ 583,214.50
Total	\$ 708,618.22



Empowering Businesses. Inspiring Growth.

APPLICATION FOR FINANCIAL ASSISTANCE

Hampton Park, LLC.
(Applicant Name)

November 21, 2018
(Date of Application)

Robert T. Armistead
Chairman

Orange County Business Accelerator
4 Crotty Lane, Suite 100
New Windsor, NY 12553
Phone: 845-234-4192 Fax: 845-220-2228
www.ocnyida.com
business@ocnyida.com

Updated June 1, 2018

**ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Hampton Park, LLC.
Mailing Address: 13 64 Rte 9, Castleton New York, 12033-1912
Phone No.: 518-732-7773
Fax No.: 518-732-0025
Fed Id. No.: 30-0998960
Contact Person: Mark Servidone
Title: Member
Contact Phone No.: 518-732-7773
Contact Email: mservidone@asibacc.com

IDA Management must be able to reach the Applicant's Contact throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified Immediately. Please initial stating you understand and consent to the above MS

APPLICANT'S COUNSEL

Name: Robert S. Gaiman Esq.
Address: 11 Rosen Road, PO Box 700, Monticello, NY 12701
Phone No.: 845-866-6572
Fax No.: N/A
Counsel Email: rgaiman53@gmail.com

IDA Management must be able to reach the Applicant's Counsel throughout the duration of the Agreement. Should this information change at any time IDA Management should be notified Immediately. Please initial stating you understand and consent to the above MS

APPLICANT'S AUDIT CONTACT

Name: Mark Servidone (Member)
Address: 1364 Rte 9, Castleton NY 12033-1912
Phone No.: 518-732-7773
Fax No.: 518-732-0025
Contact Email: mservidone@asibacc.com

The IDA submits a mandatory annual PARIS report to the state that requires information from each project. Applicant participation is not optional, and all information must be submitted in a complete and timely manner. Please initial stating you understand and consent to the above

MS

APPLICANT'S GENERAL CONTRACTOR/CONSTRUCTION MANAGER

Name/Contact: A. Servidone, Inc. /B. Anthony Construction Corp. JV
Address: 1364 Rte 9, Castleton, NY 12033
Phone No.: 518-732-7773
Fax No.: 518-732-0025
Email: mservidone@asibacc.com

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership): **Mark Servidone 50% ownership**

Robert Cavaliere 50% ownership

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

Form of Entity

Corporation

Date of Incorporation: _____

State of Incorporation: _____

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

Limited Liability Company/Partnership (number of members Two)

Date of organization: August 1, 2017

State of Organization: New York

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by such persons having more than a 50% interest in such organizations.

See attached

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

See attached

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

NO

II. PROJECT INFORMATION

A) Project Address: 229 Neely Town Road

Tax Map Number 1-1-9.1 to 9.2

(Section/Block/Lot)

Located in City of Campbell Hall NY

Located in Town of Hamptonburgh NY

Located in Village of N/A

School District of Goshen NY

B) Are utilities on site?

Water Well Water Electric At Main Road, needs to be brought in.

Gas At Main Rd needs to be brought in Sanitary/Storm Sewer Septic

C) Present legal owner of the site Hampton Park LLC.

If other than from applicant, by what means will the site be acquired for this project? N/A

D) Zoning of Project Site: Current: District 1 Proposed: Same

E) Are any variances needed? Not that we are aware of.

**Mark Servidone & Robert Cavaliere
Combined Ownership > 50 %**

A. Servidone, Inc./B. Anthony Construction Corp., JV(Fed ID # 22-3169232)

<u>Partners</u>	<u>Ownership %</u>	<u>Fed ID #</u>
A. Servidone, Inc.(Mark Servidone)	50%	# 22-2573401
B. Anthony Construction Corp.(Robert Cavaliere)	50%	# 22-2478922

A. Servidone, Inc./B. Anthony Construction Corp./Barbella Construction Services, LLC., JV(Fed ID # 20-0595682)

<u>Partners</u>	<u>Ownership %</u>	<u>Fed ID #</u>
A. Servidone, Inc.(Mark Servidone)	25%	# 22-2573401
B. Anthony Construction Corp.(Robert Cavaliere)	25%	# 22-2478922
Barbella Construction Services, LLC	50%	# 20-3048278

Catskill Casino Contracting, LLC(Fed ID # 47-2744444)(All work completed in 2016)

<u>Partners</u>	<u>Ownership %</u>	<u>Fed ID #</u>
A. Servidone, Inc./B. Anthony Construction Corp., JV	50%	# 22-3169232
Sullivan County Paving & Construction, Inc.	50%	# 14-1819953

Sullivan Casino Constructors, LLC(Fed ID # 47-2499227)(All work completed in 2016)

<u>Partners</u>	<u>Ownership %</u>	<u>Fed ID #</u>
A. Servidone, Inc./B. Anthony Construction Corp., JV	50%	# 22-3169232
Sullivan County Paving & Construction, Inc.	50%	# 14-1819953

Serv-Con, Inc.(Fed ID # 22-2651207)

<u>Partners</u>	<u>Ownership %</u>
Mark Servidone	50%
Robert Cavaliere	50%

**Mark Servidone & Robert Cavaliere
Combined Ownership > 50 %**

MJB Corp., Inc.(Fed ID # 22-3358737)

<u>Partners</u>	<u>Ownership %</u>
Mark Servidone	33.33%
Robert Cavaliere	33.33%

MJB LLC.(Fed ID # 22-3715274)

<u>Partners</u>	<u>Ownership %</u>
Mark Servidone	33.33%
Robert Cavaliere	33.33%

Hampton Park, LLC.(Fed ID # 30-0998960)

<u>Partners</u>	<u>Ownership %</u>
Mark Servidone	50%
Robert Cavaliere	50%

Servisons Properties, Inc.(Fed ID # 83-1250830)

<u>Partners</u>	<u>Ownership %</u>
Mark Servidone	100%
Robert Cavaliere	0%

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.):

We plan on developing Lots 9.1 and 9.2 (see attached drawing). In order to do this we need to complete the access road (Lot 8.7) We need to grade the site, create a ponding area, install a well and septic system. When this is completed, we plan on constructing an Equipment Maintenance Facility for repairing Dump Trucks and Heavy Construction Equipment. We also plan on constructing an office building for management, engineers, office personnel.

**Please attach narrative if space provided is not sufficient.

H) Anticipated Date of Operation: January 1, 2021, or sooner.

I) Principal use of project upon completion:

<input type="checkbox"/> manufacturing	<input checked="" type="checkbox"/> warehousing	<input type="checkbox"/> research	<input checked="" type="checkbox"/> offices
<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> recreation	<input type="checkbox"/> retail	<input type="checkbox"/> residential
<input checked="" type="checkbox"/> training	<input type="checkbox"/> data process	<input type="checkbox"/> other	

If other, explain: _____

J) Estimated Project Costs, including:

Value of property to be acquired: \$ 1,062,000.00

Value of improvements: \$ 1,090,000.00

Value of equipment to be purchased: \$ 100,000.00

Estimated cost of engineering/architectural services: \$ 75,000.00

Other: \$ 0.00

Total Capital Costs: \$ 2,327,000.00

Project refinancing; estimated amount
(for refinancing of existing debt only) \$ 0.00

Sources of Funds for Project Costs:

Bank Financing: \$ 1,265,000.00

Equity (excluding equity that is attributed to grants/tax credits) \$ 1,062,000.00

Tax Exempt Bond Issuance (if applicable) \$ 0.00

Taxable Bond Issuance (if applicable) \$ 0.00

Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0.00

Identify each state and federal grant/credit:

<u>N/A</u>	\$ _____
<u>N/A</u>	\$ _____
<u>N/A</u>	\$ _____
<u>N/A</u>	\$ _____
Total Sources of Funds for Project Costs:	\$ <u>2,327,000.00</u>

K) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

Yes or No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes or No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

N/A

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

Total - 13.2 Acres (Lot 9.7-1.4acres; Lot 9.1- 6.6 acres; Lot 9.2-5.2 acres)

(b) Are there buildings now on the project site? _____ Yes X No

(c) Indicate the present use of the project site.

Vacant Land

(d) Indicate relationship to present user of project.

Vacant land we will be developing.

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

Building 1- One story office +/- 1,750 sq ft - Building 2- Two Story Garage +/- 5-6K sq ft.

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

No

5. Estimated Start Date of Construction: 5-1-19 (or when approvals are in place)

6. Estimated End Date of Construction: 01-01-2021 or Sooner

7. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . . We plan on constructing an Equipment Maintenance Facility for repairing dump trucks and heavy construction equipment. We also plan on constructing an office (management, engineers, office personel).

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

N/A 0%

8. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

N/A

9. List principal items or categories of equipment to be acquired as part of the project.

(Hydraulic Jacks, Compressors, AirTools, Motor lifts, Tool sets, Storage Cabinets) (Copiers, Desks, Drafting Tables, Computers)

10. Has construction work on this project begun? No

Complete the following

(a) site clearance	X	Yes	_____	No	0	% complete
(b) foundation	X	Yes	_____	No	0	% complete
(c) footings	X	Yes	_____	No	0	% complete
(d) steel	X	Yes	_____	No	0	% complete
(e) masonry work	X	Yes	_____	No	0	% complete
(f) other (describe below)	X	Yes	_____	No	0	% complete

III. FINANCIAL ASSISTANCE REQUESTED

A) Benefits Requested:

Sales Tax Exemption Industrial Revenue Bond
 Mortgage Recording Tax Exemption Real Property Tax Agreement

B.) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: 10 years

Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$ 80,400.00

Estimated Sales Tax exemption for fixtures and equipment: \$ 10,200.00

Estimated duration of Sales Tax exemption: 2 Years

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage: \$ 1,200,000.00

Estimated value of Mortgage Recording Tax exemption: \$ 6,000.00

Industrial Revenue Bond Benefit:

IRB inducement amount, if requested: \$ N/A

Is a purchaser for the Bonds in place?

Yes or No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box below, if there is a likelihood that the Project will still be undertaken if Financial Assistance is not provided by the Agency?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

N/A

IV. EMPLOYMENT PLAN

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)	26	26	31	29
Part Time (PTE)	3	3	3	3
Total	29	29	34	32

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column. The Labor Market Area includes Orange County and the surrounding region (or six other contiguous counties, including Orange County, chosen at the Agency's discretion).

Salary and Fringe Benefits for Jobs to be Created:

Category of Jobs to be Retained and Created	Estimated Number of Jobs Per Category	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
		Average	Average
Management			
Professional			
Administrative			
Production			
Independent Contractor			
Other Production PT			

Salary and Fringe Benefits for Jobs to be Retained:

Category of Jobs to be Retained and Created	Estimated Number of Jobs Per Category	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
		Average	Average
Management	3	108,582	32,420
Professional	0	0	0
Administrative	6	87,870	29,115
Production	17	45,606	7,795
Independent Contractor			
Other Production PT	3	11,790	0

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the project is located.

- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Filings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site. The applicant will receive a request for information in the fourth quarter of each year that Financial Assistance is utilized and agrees to return the information by the end of January the following year.
- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic

performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

J. Rescission of Benefits Conferred: Applicant understands and agrees that in the event that (a) the Applicant does not proceed to final Agency approval within six (6) months of the date the Agency adopts its initial approval resolution and/or (b) close with the Agency on the requested financial assistance within twelve (12) months of the date the Agency adopts its initial resolution, the Agency reserves its right to rescind and cancel all prior approvals. In the event the Agency rescinds its approvals and the Applicant re-applies to the Agency, the Applicant understands and agrees that its re-application will be subject to any and all changes in law, Agency policies or fees imposed by the Agency that are in effect as of the date of re-application.

K. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss.:

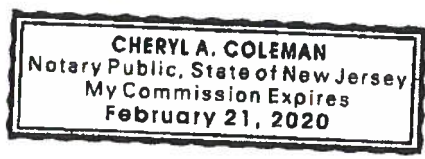
Mark Servidone, being first duly sworn, deposes and says:

- 1. That I am the Managing Member (Corporate Office) of _____ (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
- 2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Mark Servidone
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 21st day of November, 2018

Cheryl A. Coleman
(Notary Public)



This Application should be submitted to the Orange County Industrial Development Agency, c/o Robert T. Armistead, Chairman, Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, NY 12553.

The Agency will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE

Transaction Counsel
CHARLES SCHACHTER, ESQ./
RUSSELL GAENZLE, ESQ.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Tel: (585) 419-8633
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both. *see attached*

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports). *No Financial Statements are Available Hampton Park, LLC is a New Company*
Any funding will be from the Two Members
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
N/A
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any. N/A
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company. N/A

SUB

Right-of-Way

ROAD

3773.4

3751.4

T | HAMPTONBURGH



21.22
360.5A

Lots To be
Developed



SCH-334201

(P/O 3)
Conservation
Easement

Conservation Easement
(Remained Parcel A)
12.3A

515

ROAD

142

SCH-334201
SCH-333001

V-23-N.Y. -HD. 2,3,4
SUB MAP 671-08

11
10.1
5.1A
(c)

BUSINESS CENTER

HAMPTONBURGH

LINES

NIEBUHR
SUB

8.214
3.9A(C)

9.4
6.2A

9.5
6.7A

9.6
4.7A

9.3
4.9A

9.2
5.2A

9.1
6.6A

8.31
8.3A

8.213
7.3A

8.12

9.7
4.6A1

1.4A
370.4

357S

575S

NEELYTOWN

1610.1

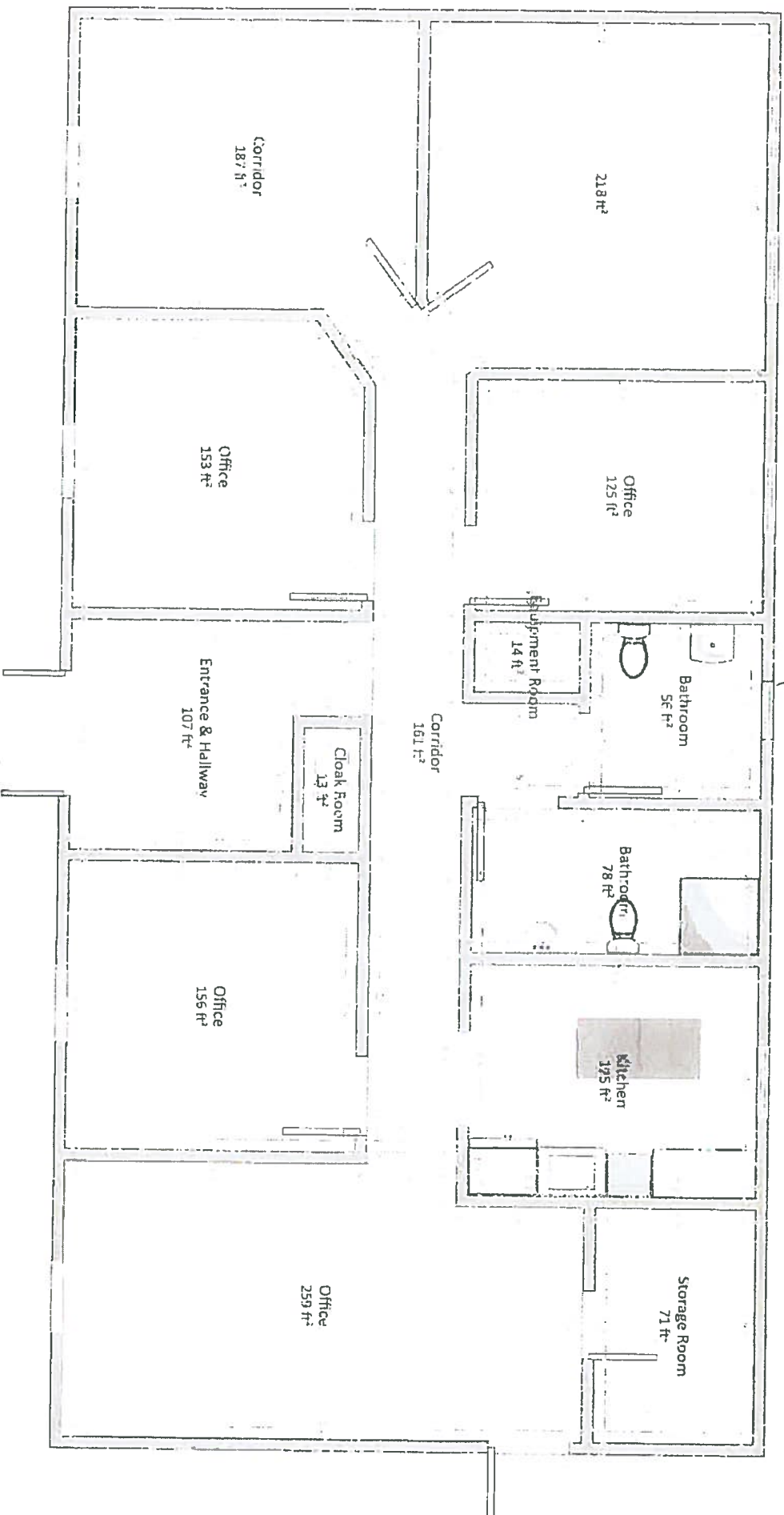
SCH-333001
SCH-334201

SCH-334201
SCH-333001
8.4
6A

8.32
6.3A

SCH-333001
SCH-334201

Page 1
Office Building



Maple Park One Story Office Building

Unit in

60'

72'

Page 2

16 ft

Garage
4,595 sq ft

685 sq ft



Second Floor

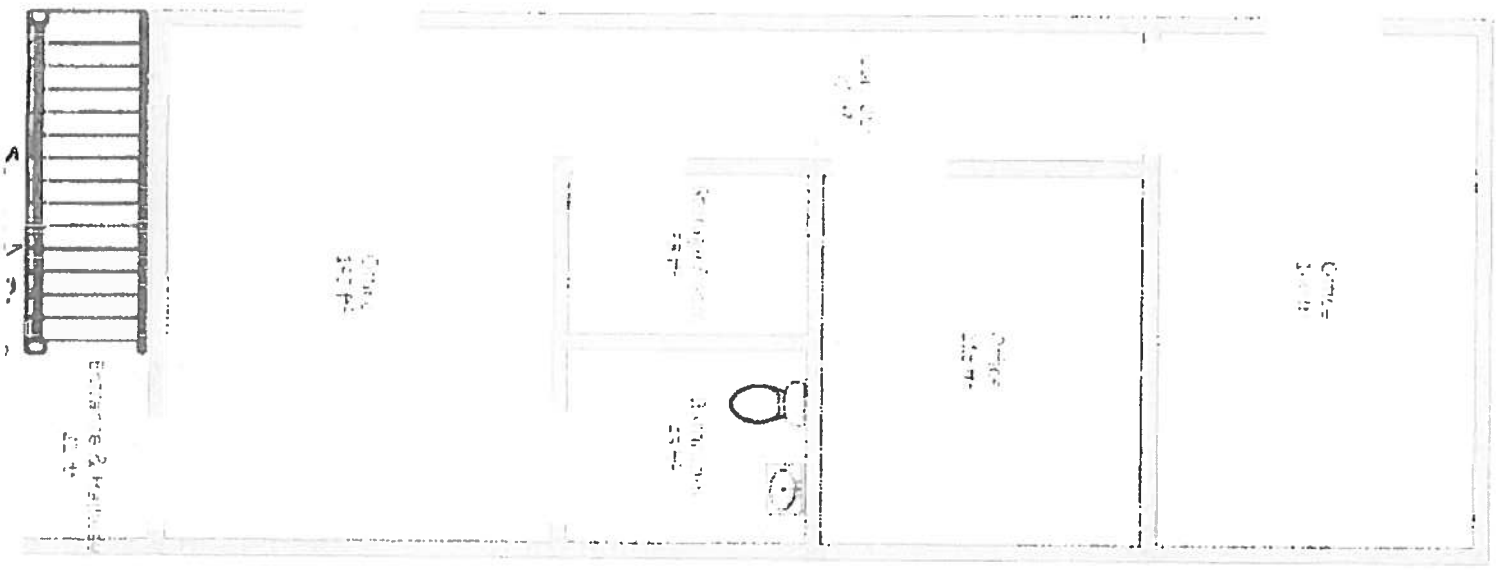
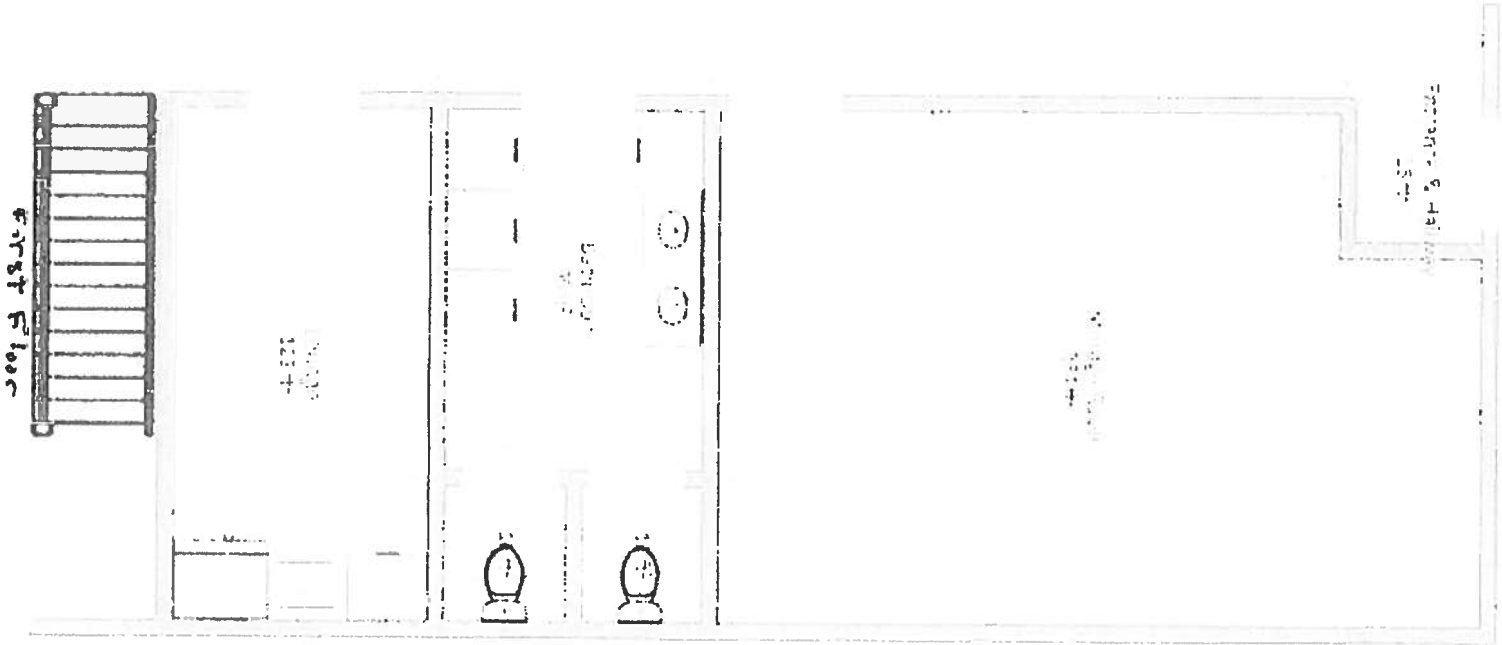


Huntington Park Strip

88

Unit in

Blow up
of Garage
insert
from Page
2
Highlighted in
yellow on
Page 2



HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

(Applicant Signature)
By: Mark Seale
Name: Mark Servidone
Title: Managing Member

Cheryl A. Coleman
(Notary Public)

Sworn to before me this 21st day
of November, 2018



Real Property Tax Benefits (Detailed)

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

Cost-Benefit Analysis

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ _____	New Jobs Created Permanent _____ Temporary _____
		Existing Jobs Retained Permanent _____ Temporary _____
Estimated Mortgage Tax Exemption	\$ _____	Expected Yearly Payroll \$ _____
Estimated Property Tax Abatement	\$ _____	Expected Gross Receipts \$ _____
		Additional Revenues to School Districts _____ _____ _____
		Additional Revenues to Municipalities _____ _____ _____
		Other Benefits _____
Estimated Interest Savings IRB Issue	\$ _____	Private Funds invested \$ _____
		Likelihood of accomplishing proposed project within three (3) years <input type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 10).

\$ _____ (to be used on the NYS ST-60)

**FEE SCHEDULE FOR THE
ORANGE COUNTY IDA IS AS FOLLOWS:**

Application Fee:

\$5,000 non-refundable, due at application, broken down as follows:

IDA Administrative Fee: \$2,500

IDA Transaction Counsel Fee: \$2,500

Labor Policy Monitoring Fee, based on project cost, due before Final Resolution.

This fee will be deposited into a non-interest bearing escrow account and will fund the ongoing audit of Labor Policy compliance throughout construction. Any unused funds on deposit with the IDA will be returned to the company upon project completion.

Projects less than \$5M:	\$5,000.00
Projects greater than \$5M but less than \$15M:	\$10,000.00
Projects greater than \$15M but less than \$25M:	\$20,000.00
Projects greater than \$25M but less than \$50M:	\$30,000.00
Projects greater than \$50M but less than \$100M:	\$45,000.00
Projects greater than \$100M but less than \$500M:	\$55,000.00
Projects greater than \$500M:	To be determined

Closing Fee:

IDA Fee

One-percent of the first \$2,000,000 of the project cost (as identified on page 5 of this application), plus one-half percent of amount above that, due at closing (total project cost includes land acquisition costs).*

IDA Transaction Counsel Fee

One-third (1/3) of IDA fee (minimum of \$30,000 – to be reduced for smaller projects on case by case basis - plus out of pocket expenditures).

Local Labor Policy Monitoring

The IDA will use a third-party firm or firms to monitor compliance with the Local Labor Policy (attached hereto). All costs incurred by the IDA in connection with such monitoring, should they exceed the amount collected at application, shall be the responsibility of the Company.

NOTE: IDA reserves the right to seek additional IDA and Transaction Counsel fees for exceptionally complex/large transactions.

Please make all Checks payable to:

Orange County Industrial Development Agency

Mail to:

4 Crotty Lane
New Windsor, NY 12553

*In the event that an applicant does not seek or does not qualify for the IDA's enhanced PILOT or the equivalent of the State's 485-b program, the fee will be a straight one-half percent (0.5%) of the project cost (as identified on page 4 of this application).

The OCIDA Fee Schedule is the standard used when calculating all project fees. These fees are not open for negotiation. Please initial stating you understand and consent to the above

MS

Closing Fee:

Please be advised should the Orange County IDA act to adopt the Final Resolution for your project a fee will be due at closing.

Per the Capital Cost provided on the Applicants Pre-Application, the current estimated Closing Fee owed to the OCIDA will be: \$21,635.00, in addition to legal fees due and payable to Harris Beach.

If at any time the project costs change prior to the Final Resolution, please inform management immediately for closing fee recalculation purposes.

Please initial stating you understand the foregoing, have provided accurate project costs, and consent to the estimated closing fee provided above MS

LABOR POLICY
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
Adopted 01-12-17

The Orange County Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Orange County. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in Orange County. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs, though limited in time duration, are vital to the overall employment opportunities and economic growth in Orange County. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices (hereinafter "construction workers"), including those who have returned from military service, during the construction phase of projects. In this way, the IDA can generate significant benefits to advance the County's general prosperity. It is, therefore, the policy of the IDA that firms benefiting from its programs shall employ workers from Orange County and the "local labor" market during all project phases, including the construction phase.

For the purpose of this policy, the "local labor" market for construction workers shall be defined as those individuals living in Orange, Ulster, Sullivan, Dutchess, Putnam, Rockland and Westchester Counties. Applicants receiving IDA benefits shall ensure the contractor/developer hire at least 85% from the "local labor" market for their approved projects. The 85% shall be by contractor and in total at the time of completion of the project. The contractor/developer is mandated to keep daily log sheets of all field workers, commencing on the date of application. Any work performed after application shall be included in the determination of overall compliance with the 85% hiring requirements of this policy. A third-party auditing firm will be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

However, the IDA recognizes that the use of local labor may not be possible for the following reasons and the applicant may request an exemption on a particular contract or trade scope for the following reasons:

1. Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers;
2. Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work;
3. Cost Differentials:
 - a. For projects whose project cost exceeds \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by at least 20%. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 20% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;

- b. For projects whose project cost is less than \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by 10% or more. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 10% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;
4. No labor is available for the project; and
5. The contractor requires key or core persons such as supervisors, foreman or "construction workers" having special skills that are not available in the "local labor" market.

The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party monitor and received in advance of work commencing. The request will be reviewed by the 3rd party monitor and forwarded to the IDA, at which time the IDA's Audit Committee shall have the authority to approve or disapprove the exemption. The 3rd party monitor shall report each authorized exemption to the Board of Directors at its monthly meeting.

In addition, applicants receiving IDA benefits and Contractors on the project shall make every reasonable effort to utilize vendors, material suppliers, subcontractors and professional services from Orange County and the surrounding counties. Applicants and contractors shall be required to keep records of those local vendors, material suppliers, contractors and professional services whom they have solicited and with whom they have contracted with or awarded. This shall be stored in a binder on site and shall be easily available for review by an authorized representative of the IDA, such as the IDA's 3rd party monitor. It shall include any documents for solicitation and contracts. It is the goal of the County of Orange and the IDA to promote the use of local veterans on projects receiving IDA benefits. By partnering with local contractors, local contractor groups, local trade unions and contractors awarded work on IDA projects, there are opportunities for veterans to gain both short-term and long-term careers in the construction industry.

Once approved for IDA benefits, all applicants will be required to provide to IDA staff the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project;
2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions;
3. The names, contact information, certificate of authorization to do business in the State of New York and copies of current Certificates of NYS Workers' Compensation Insurance, NYS Disability Insurance, General Liability Insurance and proof of current OSHA training certification from all contractors' employees performing work on the site; and
4. A Construction Completion Report listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged in the construction phase of the project.

All Orange County IDA projects are subject to local monitoring by the IDA and any 3rd party monitor. The applicant and/or the Construction Manager or General Contractor acting as agent

for the applicant on the project, shall keep a log book on site detailing the number of workers, hours worked and counties and states in which they reside. Proof of residency or copy of drivers' license shall be included in the log book, along with evidence of necessary OSHA certifications. Reports will be on forms provided by the IDA or weekly payroll reports which contain the same information as required on the IDA issued form. The applicant and contractors are subject to periodic inspection or monitoring by the IDA or 3rd party monitor.

The 3rd party monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the Audit Committee and/or IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, IDA staff shall notify the applicant and contractor in writing of non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or its 3rd party monitor shall notify the applicant that the project is in violation of the Orange County IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

The IDA will use a third party firm or firms to monitor and audit compliance with this local labor policy, the cost of which shall be paid for by the Company in advance of the audits and held in a non-interest bearing escrow account until audits are complete.

The applicant of an IDA approved project shall be required to maintain a 4' X 8' bulletin board on the project site containing the following information:

1. Contact information of the applicant;
2. Summary of the IDA benefits received;
3. Contractors names and contact information on IDA provided form;
4. Copies of proof of exemption from labor policy;
5. Copies of any warnings or violations of policy;
6. Copy of the Executed Labor Policy.

The bulletin board shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible at least 10 feet from said board.

The applicant has read the OCIDA Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same. The Applicant understands and agrees that it is responsible for all third-party auditing and monitoring costs.




Applicant Signature

Hampton Park, LLC
Company Name

Mark Servidone
Print Name of above signer
mservidone@asibacc.com
518-732-7773
Email/phone of Applicant

11-21-18
Date



Signature of CM, GC or SC

Hampton Park, LLC
Company Name

Mark Servidone
Print Name of above signer
mservidone@asibacc.com
518-732-7773
Email/phone of CM/GC/SC

11-21-2018
Date

Melanie Schouten

From: Melanie Schouten
Sent: Monday, December 17, 2018 12:43 PM
To: 'lfitz@tcnewspapers.com'
Subject: FOIL Request - Response
Attachments: Application-Montgomery-Medline (2018).pdf; PILOT Agreement-WawayandaAcquisition-OCIDA (09-01-08).pdf

Dear Ms. Fitzgerald:

This message is to acknowledge receipt of the request received on December 14, 2018, in which you request certain documents pursuant to the NYS Freedom of Information Law.

Please be advised that your request for Payment in Lieu of Tax Agreements (PILOTS) and an application for OCIDA projects is granted as those are public documents. Per your request, the 2008 PILOT for Wawayanda Acquisitions and the 2018 Montgomery application for Medline are attached.

All the best,

Melanie Schouten
Program Director
Foil Officer
4 Crotty Lane, Suite 100, New Windsor, NY 12553
O: 845.234.4449
F: 845.220.2228
mschouten@ocnyida.com
mschouten@the-accelerator.com



ocnyida.com
chooseorangeny.com



theaccelerator.business



----- Forwarded message -----

From: info <info@ocnyida.com>
Date: Fri, Dec 14, 2018 at 3:34 PM
Subject: Contact Form
To: <ebianco@ocnyida.com>

First Name: Laura
Last Name: Fitzgerald
Email: 5135456493

Phone Number: lfitz@tcnewspapers.com

Message: Hello,

I am Laura Fitzgerald, a reporter with the Wallkill Valley Times. I would like to FOIL several documents: first, the tax abatement/PILOT request from Medline for the warehouse in the Town of Montgomery and the 2009 tax abatement/PILOT request from Medline for the warehouse in the town of Wawayanda. My deadline is the end of the day on Monday. Thank you!

First Name: Richard
Last Name: Bystrak
Email: 845-522-4676
Phone Number: rbystrak@hvc.rr.com

Message: I am contacting you regarding Medline warehouse in Village of Montgomery and Sailfish warehouse on 747 in Town of Montgomery (Rock Tavern). The Sailfish project is projected to go in directly behind my property. I've attended meetings on these two projects & I find they are being given 'tax abatement' advantages. Any company needing to come into a state under tax abatement is a company looking to shift it's liability to the ordinary tax payer & I am totally against these privileges. While I will have to listen to 250 backup alarms 24 hrs/day 7 days a week & be required to pay full taxes this company will be relieved of full taxes – so my quality of life deteriorates to allow a weak company to move into my backyard? My issue with this tax abatement program is not going to stop here, I am going to take this as high as it needs to go. There is no justification for these tax relief companies and I want this program to end... the argument about job creation is a false one. These companies calculate their abatement terms very carefully and make future plans based on when abatement ends, Medline is one example abandoning their current warehouse in Wawayanda, This overgrown butler building of Sailfish project will receiving truckloads of consumer goods 7 days a week. So long as consumption is in high demand, they may sustain themselves, as soon as economy turns then major changes are made in the board room of Blue water partners. Between this warehouse, Matrix Solar behind me and the 130 acre car junk yard going in across the street a 1000 acres of ecosystem will be impacted for wildlife. I think that is the last issue on anybody's mind, impact to wildlife today. Regardless, I want this tax relief nonsense to stop!

Regards,

Richard Bystrak,
465 State Route 17K,
Rock Tavern, NY 12575

Weather for Newburgh
Cloudy
Time: 1:00 pm
Temp: 39
RealFeel Temp: 26
Humidity: 60
Winds: NW at 18 mph

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Hudson Valley Rugs

Orange County IDA rejects financial incentives for company after construction begins

GOSHEN – A developer that is building two warehouse/distribution buildings in Town of Goshen totaling 130,000 square feet had its request to consider financial incentives turned down by the Orange County Industrial Development Agency.

IDA Chief Operating Officer Laurie Villasuso said the board's decision centered on the fact that developer of 134 Jessup Switch Road started substantial construction on the project already.

"Taking everything on a case by case basis, the board just felt that because this project was so far along without having come to the initial application portion, it just wasn't in the project's best interest to have IDA benefits," Villasuso said.

The IDA got heat this fall when it granted financial incentives to Dana Distributors in Goshen for an addition to their headquarters after the work had begun.

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Opinion

Editorial: Lets see more proof before the handouts

Posted Dec 20, 2018 at 12:11 PM

You heard all about Amazon deciding to locate one of its new headquarters complexes in Long Island City in Queens after the city and state offered subsidies and enticements close to \$3 billion.

Now, you are hearing about the expansion of Google, coming not in one big development but in a more normal pattern as the company finds New York City to be a place with the workers and the welcome it needs.

But you have to look a bit deeper in the story to find out another big difference between the way the two tech giants have proceeded.

Here's how William Floyd, Google's head of external affairs in New York, put it:

"We've been growing steadily for the past 18 years without heralding trumpets, or asking for support from the government ... We've done it by the dint our own work."

And while we can expect this to come up as city and state lawmakers continue to go over the figures for the Amazon move, it is hard to imagine either Gov. Andrew Cuomo or Mayor Bill de Blasio backing away from their promises or their justifications.

They believe that the only thing that lured Amazon was the money that the state and city offered to either give or not to collect in taxes. While the mayor cannot run for another term and has the kind of approval rating that would seem to rule out a run for any other office, we know that the governor has his eye on the White House and is going to defend this big deal the same way his model as governor, Franklin D. Roosevelt, defended his New Deal.

But we can make this a local crusade, following the lead of our new senator, James Skoufis, D-Woodbury, who has asked some crucial questions that too often go unasked or unanswered.

With motels going up all over the place, why should taxpayers be expected to subsidize the construction of another just because the developer is asking for help? If the company wants to build another motel near Stewart Airport, that would be a welcome addition to the local hospitality landscape. But we have already provided more than enough support with all of the investments in the airport itself, the future spending to better handle international arrivals and the infrastructure including the local roads.

All of that makes a motel near Stewart profitable with no need for taxpayers to be asked for more subsidies.

And Skoufis has another good idea when it comes to the proposed expansion of Woodbury Common. Any new buildings and parking should come only after the developers promise to build a rail station to help ease the burden on the local roads, a burden that taxpayers are already subsidizing substantially with the reconstruction of the interchange where the Thruway meets Route 17 and many local roads.

The Orange County IDA has taken one important step, recently rejecting an application for a subsidy from a firm that already had started development. We now need to see the IDA go farther and make applicants prove that they have better offers elsewhere before handing out more of our money.