



*Empowering Businesses. Inspiring Growth.*

**Michael Torelli**, Chairman • **Dean Tamburri**, Vice Chairman • **Vincent Odock**, Secretary • **James Rinaldi**, Board Member  
**Susan Walski**, Board Member • **Marc Greene**, Board Member • **Giovanni Palladino**, Board Member  
**William Fioravanti**, Chief Executive Officer • **Susan R. Katzoff**, General Counsel • **Christopher C. Canada**, Bond Counsel

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## **Finance Committee Agenda**

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a Finance Committee Meeting on January 10, 2023, starting at 5:30pm at the Orange County Government Center, 255 Main St., Goshen NY in the First Floor Community Room and at 583 Bayside Dr, Fort Myers, Florida to consider and/or act upon the following:

### Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
  - Approval of the minutes from December 13<sup>th</sup>, 2022
- **New Business**
  - Review December Financials (OCIDA & OCFC)
  - Review December/January Payables (OCIDA & OCFC)
  - OCFC COVID-19 Resiliency Loan Update
  - Staff Pay Increase
  - IDA Headquarters
- **Adjournment**

To watch the livestream, please visit our website: [www.ocnyida.com](http://www.ocnyida.com)

Dated: January 10, 2023

By: William Fioravanti – Chief Executive Officer



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**Bill Fioravanti**, Chief Executive Officer • **Susan R. Katzoff**, General Counsel • **Russell E. Gaenzle**, Bond Counsel

Date: January 10, 2023  
From: Mike Torelli  
RE: Next Meeting Date

*Finance Committee Meeting Notice*

The next Finance Committee Meeting of the Orange County Industrial Development Agency will be held at two locations and members of the public are free to join/attend either location.

**Tuesday, January 10, 2023  
at 5:30pm**

**OC Government Center  
255 Main Street, Goshen  
Community Room  
&  
583 Bayside Drive  
Fort Myers, FL**

To watch the livestream, please visit our website: [www.ocnyida.com](http://www.ocnyida.com)

Orange County Industrial Development Agency  
4 Crotty Lane, Suite 100 • New Windsor, NY 12553  
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: [business@ocnyida.com](mailto:business@ocnyida.com)

**Orange County Industrial Development Agency**  
4 Crotty Lane  
New Windsor, NY 12553  
(845) 234-4192

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Finance Committee Minutes  
Tuesday, December 13, 2022

**Committee Members Present:** James Rinaldi, Michael Torelli, Dean Tamburri, Marc Greene

**Other Board Members Present:** Dr. Vincent Odock

**Staff Present:** Bill Fioravanti, Kelly Reilly, Dennis Brady (via Zoom)

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**I. Call Meeting to Order**

Chairman Torelli called the meeting to order at 5:37 pm.

**II. Proof of Notice**

Mr. Fioravanti acknowledged that notice of the meeting had been duly and properly provided.

**III. Roll Call**

Mr. Fioravanti acknowledged that all four Committee members and a Board member were present.

**IV. Minutes**

**A MOTION TO APPROVE THE NOVEMBER 16, 2022, FINANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE MR. TAMBURRI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**V. New Business**

**November 2022 OCFC Financial Report:** Mr. Fioravanti explained how the interest income on loans is reported and discussed the William A. Smith insurance expense.

**A MOTION TO PRESENT THE OCFC NOVEMBER 2022 FINANCIAL REPORT TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. GREENE, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**November 2022 OCIDA Financial Report:** Mr. Fioravanti discussed the recent application fee from Scannell Properties and stated that the application in time to present to the full Board at the January 2023 Board of Directors Meeting. He also discussed the sub-tenant rents for the

remaining Accelerator clients, interest earnings on CD investments, typical monthly expenses, bookkeeping fees, office supplies, Middletown copier lease buy-out, travel, the recent payments to the Agents of the IDA, IT support, memberships and events, professional fees, employee payroll, and payment to Capacity Marketing who will be presenting at the full Board of Directors meeting on December 21, 2022.

**A MOTION TO PRESENT THE OCIDA NOVEMBER 2022 FINANCIAL REPORT TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. RINALDI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Bank Balances for OCFC and OCIDA:** Mr. Fioravanti reviewed the cash balances for the OCFC checking and Money Market Accounts and the OCIDA's various CDs and their terms. Ms. Reilly noted that the Accelerator bank account would be closed early in the new year. Mr. Fioravanti discussed the final extension request which will allow the Highland Falls Facade Program to use the funds before the end of 2023.

**A MOTION TO PRESENT THE DECEMBER 2022 OCFC RECURRING PAYABLES TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**OCIDA Recurring Payables:** Mr. Fioravanti reviewed the typical charges and discussed the expenses being phased out because of the lease termination at the Middletown Accelerator. He noted the typical expenses for office supplies and attendance at various local events.

**A MOTION TO PRESENT THE DECEMBER 2022 OCIDA RECURRING PAYABLES TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. GREENE, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**Monthly Contracts:** Mr. Fioravanti reviewed the monthly professional fees for General Counsel, Local Labor Auditors, and CFO-for-hire.

**A MOTION TO PRESENT THE DECEMBER 2022 OCIDA MONTHLY CONTRACTS TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. TAMBURRI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**All Other:** Mr. Fioravanti reviewed the charges that fall outside of the normal expenses which included the Stenographer's fee for the recent Milmar/Mack Bros. Public Hearing, charges for pest control maintenance, and smoke detectors for the Warwick Accelerator. He noted that the charges for the Warwick building are funds that are recovered by the OCIDA.

**A MOTION TO PRESENT THE DECEMBER 2022 OCIDA ALL OTHER REPORT TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**OCFC COVID-19 Resiliency Loan Update:** Ms. Reilly reviewed several checks to be issued back to borrowers for overpayment of their loans. Mr. Fioravanti stated that 7 borrowers have paid off their loans bringing the total loans paid in full to 30. There are currently 19 loans outstanding, with three of the borrowers in default for non-payment. Mr. Fioravanti stated that County Legislator, James O'Donnell has requested the names of the borrowers including those

who are in default. Discussion on collecting bad debt is ongoing and it was noted that 84% of the entire loan has been recovered.

**Sale of Power Mixer (Middletown Accelerator):** Mr. Fioravanti stated that there are no Accelerator clients left in the Middletown location and noted the copier lease buy-out. He stated that former Accelerator client, A to Z Consulting, is interested in purchasing the power mixer for \$3,000. He also stated that Touro College would be taking over the Accelerator space.

**A MOTION TO PRESENT THE OFFER TO PURCHASE THE POWER MIXER FOR \$3,000 TO THE FULL BOARD FOR CONSIDERATION WAS MADE BY MR. TAMBURRI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**CD Investments:** Mr. Fioravanti stated he would gather updated CD rates for a minimum investment of \$250,000 along with investment institution recommendations to be shared with the Chairman prior to the full Board meeting. He will begin working on an RFP for an Investment Consultant.

**New OCIDA Headquarters:** Mr. Fioravanti stated that he is looking at new office space in Orange County and will share his findings and recommendations at the next Finance Committee Meeting.

**VI. Adjournment**

**A MOTION TO ADJOURN WAS MADE CHAIRMAN TORELLI, SECONDED MR. GREENE, AND PASSED UNANIMOUSLY.**

The meeting closed at 6:44 pm.

**Orange County Funding Corp**  
**Budget vs. Actuals: FY\_2022 - FY22 P&L**  
**December 2022**

	Dec 2022			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget
<b>Income</b>						
<b>40000 Application Fees</b>			0.00	5,000.00	0.00	5,000.00
<b>40200 Closing Fees</b>			0.00	103,117.04	0.00	103,117.04
<b>40300 Loan fees</b>		17,109.00	-17,109.00	0.00	205,300.00	-205,300.00
<b>48000 Interest Income - Loans</b>	40.47	512.00	-471.53	1,826.13	6,100.00	-4,273.87
<b>49000 Interest Earnings</b>	564.36	200.00	364.36	2,271.69	2,400.00	-128.31
<b>Total Income</b>	<b>\$ 604.83</b>	<b>\$ 17,821.00</b>	<b>-\$ 17,216.17</b>	<b>\$ 112,214.86</b>	<b>\$ 213,800.00</b>	<b>-\$ 101,585.14</b>
<b>Gross Profit</b>	<b>\$ 604.83</b>	<b>\$ 17,821.00</b>	<b>-\$ 17,216.17</b>	<b>\$ 112,214.86</b>	<b>\$ 213,800.00</b>	<b>-\$ 101,585.14</b>
<b>Expenses</b>						
<b>61000 Insurance Expense</b>	607.50	1,375.00	-767.50	9,231.50	16,500.00	-7,268.50
<b>61100 Bookkeeping</b>		111.00	-111.00	0.00	1,332.00	-1,332.00
<b>61200 Fiscal Audit</b>	6,000.00	666.00	5,334.00	6,000.00	8,000.00	-2,000.00
<b>61300 Legal</b>	205.00	1,000.00	-795.00	205.00	12,000.00	-11,795.00
<b>61400 Loan Program Administration</b>		741.00	-741.00	1,944.00	8,900.00	-6,956.00
<b>61500 Pass Thru Legal Fees.</b>			0.00	2,500.00	0.00	2,500.00
<b>61600 Projects</b>	1,862.50	83,334.00	-81,471.50	4,285.00	1,000,000.00	-995,715.00
<b>69100 Bad Debt Expense/(Recovery)</b>	421.17		421.17	421.35	0.00	421.35
<b>Total Expenses</b>	<b>\$ 9,096.17</b>	<b>\$ 87,227.00</b>	<b>-\$ 78,130.83</b>	<b>\$ 24,586.85</b>	<b>\$ 1,046,732.00</b>	<b>-\$ 1,022,145.15</b>
<b>Net Operating Income</b>	<b>-\$ 8,491.34</b>	<b>-\$ 69,406.00</b>	<b>\$ 60,914.66</b>	<b>\$ 87,628.01</b>	<b>-\$ 832,932.00</b>	<b>\$ 920,560.01</b>
<b>Net Income</b>	<b>-\$ 8,491.34</b>	<b>-\$ 69,406.00</b>	<b>\$ 60,914.66</b>	<b>\$ 87,628.01</b>	<b>-\$ 832,932.00</b>	<b>\$ 920,560.01</b>

Monday, Jan 09, 2023 12:41:06 PM GMT-8 - Accrual Basis

**Orange County Funding Corporation**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of December 30, 2023

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate	Interest Earned MTD
--	--	--	--			--	
12/29/22	3/28/23	3 months	TD Bank		\$ 1,500,000	4.25%	4.25%
<b>Bank</b>				<b>Account Type</b>	<b>Amount</b>	<b>% of total</b>	
Chase			Checking Account - Operating		\$ 120,010	7%	
TD Bank			CD		\$ 1,500,000	82%	0.05%
Walkill Valley Federal Savings & Loan			Money Market		\$ 200,735	11%	1.00%
					<u>\$ 1,820,744</u>	<u>100%</u>	<u>\$ 0</u>

# Orange County Funding Corp.

January 2023

## Vouchers & Payments

<b>Bousquet Holstein, PLLC</b>	<b>Revised resolution authorizing bond counsel</b>	<b>\$ 369.00</b>
	<b>Attended Board Meeting</b>	
	<b>OCFC Loan Overpayment</b>	<b>\$ 426.23</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 424.69</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 424.69</b>
		`
<b>Grand Total</b>		<b>\$ 1,644.61</b>



# Orange County Funding Corporation

## Small Business Resiliency Loan Status Report

December 31, 2022

	<u>#</u>	<u>Amount</u>	
Loans Distributed	49	\$ 476,500	
Principal Payments to Date			
Paid in Full	25	\$ 243,000	
Partial	<u>24</u>	<u>\$ 157,035</u>	
Total	49	\$ 400,035	84%
Balance		\$ 76,465	
Current	7		
Behind	<u>17</u> 24		
No Payment to Date	3	\$ 30,000	
Interest Paid to Date		\$ 5,479	

**Orange County Industrial Development Agency**  
**Budget vs. Actuals: FY\_2022 - FY22 P&L**  
**December 2022**

	Dec 2022			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget
<b>Income</b>						
40000 Application Fee		834.00	-834.00	27,500.00	10,000.00	17,500.00
40300 Closing Fees		67,500.00	-67,500.00	195,000.01	810,000.00	-614,999.99
40400 IDA Administrative Fees			0.00	204,393.40	0.00	204,393.40
41000 Local Labor Auditing Fees						
Income (pass-thru)		9,166.00	-9,166.00	-22,980.21	110,000.00	-132,980.21
42000 Other IDA Fees		2,775.00	-2,775.00	6,568.96	33,300.00	-26,731.04
42500 Other income	949.00		949.00	2,449.00	0.00	2,449.00
43000 Pass Thru Legal Fees		834.00	-834.00	12,500.00	10,000.00	2,500.00
44000 Subtenant Rents	1,795.00	4,041.00	-2,246.00	59,512.16	48,489.00	11,023.16
49000 Interest Earnings	9,006.05	1,000.00	8,006.05	38,486.23	12,000.00	26,486.23
<b>Total Income</b>	<b>\$ 11,750.05</b>	<b>\$ 86,150.00</b>	<b>-\$ 74,399.95</b>	<b>\$ 523,429.55</b>	<b>\$ 1,033,789.00</b>	<b>-\$ 510,359.45</b>
<b>Gross Profit</b>	<b>\$ 11,750.05</b>	<b>\$ 86,150.00</b>	<b>-\$ 74,399.95</b>	<b>\$ 523,429.55</b>	<b>\$ 1,033,789.00</b>	<b>-\$ 510,359.45</b>
<b>Expenses</b>						
60000 Administrative Costs			0.00	0.00	0.00	0.00
60001 Bad Debt Expense			0.00	773.50	0.00	773.50
60002 Bank Service Charges	117.80		117.80	575.38	0.00	575.38
60003 CFO/Bookkeeping Services	1,225.00	1,959.00	-734.00	23,641.50	23,500.00	141.50
60004 Fiscal Audit	18,500.00	5,416.00	13,084.00	18,500.00	65,000.00	-46,500.00
60005 Insurance	329.25	2,744.00	-2,414.75	11,254.35	32,928.00	-21,673.65
60006 Office Supplies and Postage	2,309.72	950.00	1,359.72	15,017.97	11,400.00	3,617.97
60007 Professional Fees	250.00	334.00	-84.00	3,915.00	4,000.00	-85.00
60008 Travel, Lodging, Meals	494.31	484.00	10.31	2,235.64	5,800.00	-3,564.36
<b>Total 60000 Administrative Costs</b>	<b>\$ 23,226.08</b>	<b>\$ 11,887.00</b>	<b>\$ 11,339.08</b>	<b>\$ 75,913.34</b>	<b>\$ 142,628.00</b>	<b>-\$ 66,714.66</b>
60100 Agency Contribution Costs			0.00	0.00	0.00	0.00
60101 External Projects & Programs (Agents)		9,166.00	-9,166.00	25,000.00	110,000.00	-85,000.00
<b>Total 60100 Agency Contribution Costs</b>	<b>\$ 0.00</b>	<b>\$ 9,166.00</b>	<b>-\$ 9,166.00</b>	<b>\$ 25,000.00</b>	<b>\$ 110,000.00</b>	<b>-\$ 85,000.00</b>
60200 Agency Support Expenses			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	6,650.07	2,500.00	4,150.07	49,214.79	30,000.00	19,214.79
60202 Marketing & PR	8,250.00	4,000.00	4,250.00	32,725.84	48,000.00	-15,274.16
60203 Memberships and Events	220.00	470.00	-250.00	3,883.00	5,650.00	-1,767.00
60204 Training and Education		375.00	-375.00	0.00	4,500.00	-4,500.00
<b>Total 60200 Agency Support Expenses</b>	<b>\$ 15,120.07</b>	<b>\$ 7,345.00</b>	<b>\$ 7,775.07</b>	<b>\$ 85,823.63</b>	<b>\$ 88,150.00</b>	<b>-\$ 2,326.37</b>
60400 Projects/Programs			0.00	0.00	0.00	0.00
60401 Bond Counsel (pass-thru)		834.00	-834.00	5,000.00	10,000.00	-5,000.00
60402 Cost-Benefit Analyses		375.00	-375.00	1,000.00	4,500.00	-3,500.00
60404 Legal Counsel	2,650.55	8,334.00	-5,683.45	41,351.01	100,000.00	-58,648.99
60405 Legal, Pass Thru	2,500.00		2,500.00	60,650.64	0.00	60,650.64
60406 Local Labor Auditing Fees						
Expense (pass-thru)	5,522.50	9,166.00	-3,643.50	53,972.50	110,000.00	-56,027.50
60407 Research and Support		1,666.00	-1,666.00	0.00	20,000.00	-20,000.00
60408 Shovel Ready Program		25,000.00	-25,000.00	0.00	300,000.00	-300,000.00
<b>Total 60400 Projects/Programs</b>	<b>\$ 10,673.05</b>	<b>\$ 45,375.00</b>	<b>-\$ 34,701.95</b>	<b>\$ 161,974.15</b>	<b>\$ 544,500.00</b>	<b>-\$ 382,525.85</b>
61000 Payroll Expenses			0.00	0.00	0.00	0.00
61001 Employee Benefits	2,817.40	2,750.00	67.40	32,237.59	33,000.00	-762.41
61002 Payroll Taxes & Fees (Staff Line)						
61003 Salaries	2,264.45	2,368.00	-103.55	23,442.05	28,416.00	-4,973.95
<b>Total 61000 Payroll Expenses</b>	<b>\$ 28,860.40</b>	<b>\$ 28,798.00</b>	<b>\$ 62.40</b>	<b>\$ 300,424.86</b>	<b>\$ 345,576.00</b>	<b>-\$ 45,151.14</b>
62000 Building Expenses			0.00	0.00	0.00	0.00
62002 Building Rent	10,443.75	12,840.00	-2,396.25	222,725.61	154,086.00	68,639.61
62003 Building Utilities	1,202.17	4,394.00	-3,191.83	17,692.77	52,720.00	-35,027.23
62005 Equipment Maintenance		125.00	-125.00	0.00	1,500.00	-1,500.00
62006 Internet and Telephones	3,524.76	2,310.00	1,214.76	24,612.40	27,720.00	-3,107.60
62007 Maintenance	1,486.65	8,554.00	-7,067.35	23,282.95	102,656.00	-79,373.05
62008 Repairs/Renovations		663.00	-663.00	1,249.40	8,000.00	-6,750.60
<b>Total 62000 Building Expenses</b>	<b>\$ 16,657.33</b>	<b>\$ 28,886.00</b>	<b>-\$ 12,228.67</b>	<b>\$ 289,563.13</b>	<b>\$ 346,682.00</b>	<b>-\$ 57,118.87</b>
<b>Total Expenses</b>	<b>\$ 94,536.93</b>	<b>\$ 131,457.00</b>	<b>-\$ 36,920.07</b>	<b>\$ 938,699.11</b>	<b>\$ 1,577,536.00</b>	<b>-\$ 638,836.89</b>
<b>Net Operating Income</b>	<b>-\$ 82,786.88</b>	<b>-\$ 45,307.00</b>	<b>-\$ 37,479.88</b>	<b>-\$ 415,269.56</b>	<b>-\$ 543,747.00</b>	<b>\$ 128,477.44</b>
<b>Other Expenses</b>						
99999 Reconciliation Discrepancies			0.00	0.00	0.00	0.00
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Net Income</b>	<b>-\$ 82,786.88</b>	<b>-\$ 45,307.00</b>	<b>-\$ 37,479.88</b>	<b>-\$ 415,269.56</b>	<b>-\$ 543,747.00</b>	<b>\$ 128,477.44</b>

**Orange County Industrial Development Agency**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of December 30, 2023

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate	Interest Earned MTD
--	--	--	--			--	
12/28/22	3/28/23	3 months	TD Bank	\$	3,000,000	4.25%	4.25%
11/18/21	5/18/23	6 months	TD Bank	\$	3,000,000	4.45%	4.45%
11/18/22	5/18/23	6 months	Orange Bank & Trust	\$	250,500	0.20%	0.20%
9/18/22	5/18/23	9 months	Orange Bank & Trust	\$	250,625	0.25%	0.25%
3/31/22	3/31/23	24 months	Connect One	\$	250,000	0.25%	0.25%
4/4/22	10/4/23	18 months	Empire State Bank	\$	251,116	0.60%	0.60%
6/22/22	5/22/24	23 months	Connect One	\$	400,000	1.90%	1.90%
7/20/22	7/20/24	24 months	Walkill Valley Federal Savings & Loan	\$	403,661	2.00%	2.00%
7/14/22	7/13/23	12 months	First Federal Savings of Middletown	\$	402,280	1.26%	1.26%
9/22/22	6/22/23	9 months	Lakeland Bank	\$	250,467	2.00%	2.00%

Bank	Account Type	Amount	% of total
Chase Bank	Checking Account - IDA Ops	\$ 840,053	9%
Orange Bank & Trust	Checking Account - Accelerator Ops	\$ 90,647	1%
M&T	Bank Account	\$ -	0%
Orange Bank & Trust	Checking Account - Trust Escrow	\$ 31,382	0%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	\$ 8,458,650	90%
			0%
		<u>\$ 9,420,732</u>	<u>100%</u>
			<u>\$ -</u>

**OCIDA Vendor Payment Approval**  
**Recurring Bldg Services**  
**January 18, 2022**

Approv ID (Multiple Items)  
 Category Recurring Bldg Services  
 Amt Y

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
Orange & Rockland	26670-19018	Electricity	Warwick	11/17/22-12/19/22	769.74
<b>Orange &amp; Rockland Total</b>					<b>769.74</b>
Complete Document Solutions	IN540601	B/W & Color Copies	4 Crotty Ln	12/2/22 - 1/1/23	127.22
<b>Complete Document Solutions Total</b>					<b>127.22</b>
First Columbia 4-LA, LLC	waiting for inv	Rent and CAM (February 2023)	4 Crotty Ln	February 2023	10,443.75
<b>First Columbia 4-LA, LLC Total</b>					<b>10,443.75</b>
ALTEVA OF WARWICK	1014804	Internet	Warwick	October 2022	90.71
<b>ALTEVA OF WARWICK Total</b>					<b>90.71</b>
88 Studio, LLC	(blank)	Website, Google, Go Daddy, Meeting Support	4 Crotty Ln	December 2022	2,500.00
<b>88 Studio, LLC Total</b>					<b>2,500.00</b>
MidHudson News.com	7518	Banner Advertising: Dec. 5,12,19,26, 2022	4 Crotty Ln	December 2022	1,000.00
<b>MidHudson News.com Total</b>					<b>1,000.00</b>
KR Cleaning	--	Cleaning	4 Crotty Ln	January 2022	650.00
<b>KR Cleaning Total</b>					<b>650.00</b>
Frontier	343-2409-020218-4	Ethernet, Wireless, and phone service	Middletown	12/02/22-01/01/23	110.43
	196-0019-090418-4	Ethernet, Wireless, and phone service	Middletown	12/04/22-01/03/23	418.44
	196-1205-020818-4	Wireless Data Service Charge	Middletown	12/04/22-01/03/23	315.00
	196-0043-020218-4	Ethernet, Wireless, and phone service	Middletown	11/15/22-12/14/22	599.00
<b>Frontier Total</b>					<b>1,442.87</b>
Crystal Rock	120922	Water, bottle deposit, delivery fee, Late charge	4 Crotty Ln	December 2022	22.01
	10623	Water, bottle deposit, delivery fee, Late charge	4 Crotty Ln	January 2023	22.08
<b>Crystal Rock Total</b>					<b>44.09</b>
Charter Communication(Time Warner)	20-899-0015224	4 Crotty Lane	4 Crotty Ln	11/28/22-12/27/22	167.63
<b>Charter Communication(Time Warner) Total</b>					<b>167.63</b>
Cardmember Service (OB&T Visa)	53527392	Go Daddy (5 Users @ 17.29 ea)	4 Crotty Ln	11/12/22 - 12/08/2022	86.45
		QuickBooks Online (3 Users @ 91.91 ea)	4 Crotty Ln	11/12/22 - 12/08/2022	275.73
		Go Daddy (audit@ocnyida.com)	4 Crotty Ln	11/12/22 - 12/08/2022	6.48
		Microsoft 365 Annual Subscription	4 Crotty Ln	12/7/22 - 12/07/2023	108.11
		Interest	4 Crotty Ln	12/7/22 - 12/07/2023	10.42
		Fees	4 Crotty Ln	12/7/22 - 12/07/2023	35.00
<b>Cardmember Service (OB&amp;T Visa) Total</b>					<b>522.19</b>
Credit Card Payment Process	3074	Zoom	4 Crotty Ln	10/23/2022	40.00
		Stamps.com	4 Crotty Ln	12/14/2022	50.00
				12/08/2022	19.45
		Google (ocnyida.com)	4 Crotty Ln	11/30/2022	230.31
		Late Fee/Interest	4 Crotty Ln	12/19/2022	14.01
		Google @the-accelerator.com)	4 Crotty Ln	11/30/2022	38.93
		AMZN (Ink Cart)	4 Crotty Ln	11/29/2022	73.51

		Walmart (Office Supplies)	4 Crotty Ln	12/14/2022	11.94
		Middletown Copier	4 Crotty Ln	12/15/2022	547.00
		Shipping	4 Crotty Ln	12/15/2022	125.33
		Staff Holiday Lunch (Cosimos)	4 Crotty Ln	12/15/2022	125.33
<b>Credit Card Payment Processing (M&amp;T Bank Visa) Total</b>					<b>1,150.48</b>
EA Workforce / Staffline	-	IDA Staff - Gross Wages	4 Crotty Ln	December 2022	22,947.90
<b>EA Workforce / Staffline Total</b>					<b>22,947.90</b>
Zultys, Inc.	340271	Office Phones	4 Crotty Ln	1/1/23 - 1/31/23	214.93
<b>Zultys, Inc. Total</b>					<b>214.93</b>
<b>Grand Total</b>					<b>42,071.51</b>

**OCIDA Vendor Payment Approval  
Monthly Contracts  
January 18, 2022**

**Approv ID** (Multiple Items)  
**Category** Monthly Contracts  
**Amt** Y

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
Loewke Brill Consulting	16-011-077	Site Visits & Reporting	4 Crotty Ln	12/21/2022	2,840.00
<b>Loewke Brill Consulting Total</b>					<b>2,840.00</b>
Bousquet Holstein PLLC.	245940	OCIDA General Counsel	4 Crotty Ln	12/14/2022	1,793.00
	245941	OCIDA vs. Cozzolino	4 Crotty Ln	12/14/2022	450.00
<b>Bousquet Holstein PLLC. Total</b>					<b>2,243.00</b>
RBT CPAs	221020	Monthly Retainer / Bookkeeper /Quickbooks, and Additional Advisory Service	4 Crotty Ln	December 2022	1,225.00
<b>RBT CPAs Total</b>					<b>1,225.00</b>
LAN Associates	27832	Labor Audit - 41623.01 West Warwick 1,2,3	4 Crotty Ln	10/29/22 - 11/25/22	2,288.75
<b>LAN Associates Total</b>					<b>2,288.75</b>
<b>Grand Total</b>					<b>8,596.75</b>

**OCIDA Vendor Payment Approval**  
**All Other**  
**January 18, 2022**

Approv ID	(Multiple Items)
Category	All Other
Amt	Y

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
<b>NYSEDC</b>	<b>14009</b>	<b>Annual Membership</b>	<b>4 Crotty Ln</b>	<b>Jan - Dec 2023</b>	<b>2,000.00</b>
<b>NYSEDC Total</b>					<b>2,000.00</b>
<b>Capacity Marketing</b>	<b>1605</b>	<b>Marketing and PR (Video Project)</b>	<b>4 Crotty Ln</b>	<b>12/12/2022</b>	<b>5,000.00</b>
	<b>1612</b>	<b>Marketing and PR (50% final pymts: Strategy &amp; Brand Analysis)</b>	<b>4 Crotty Ln</b>	<b>12/27/2022</b>	<b>12,000.00</b>
<b>Capacity Marketing Total</b>					<b>17,000.00</b>
<b>Ehrlich Pest Control</b>	<b>29453456</b>	<b>Rodent Control Maintenance</b>	<b>Warwick</b>	<b>12/27/2022</b>	<b>65.00</b>
<b>Ehrlich Pest Control Total</b>					<b>65.00</b>
<b>NAS Security Systems, Inc.</b>	<b>281697</b>	<b>Yearly Fire Inspection</b>	<b>Warwick</b>	<b>1/1/23 - 12/31/23</b>	<b>425.00</b>
<b>NAS Security Systems, Inc. Total</b>					<b>425.00</b>
<b>Gatehouse Media NY Holding</b>	<b>5102840</b>	<b>Public Hearing Notice</b>	<b>4 Crotty Ln</b>	<b>11/17/2022</b>	<b>19.89</b>
<b>Gatehouse Media NY Holdings, Inc. Total</b>					<b>19.89</b>
<b>Nebraska Plumbing, Heating &amp; Cooling Total</b>	<b>59391283</b>	<b>Warwick Building Leak repair</b>	<b>Warwick</b>	<b>12/30/2022</b>	<b>1,963.74</b>
<b>Town Of New Windsor Fire Ins: OCBU01</b>		<b>Fire Protection Inspection</b>	<b>4 Crotty Ln</b>	<b>11/10/2022</b>	<b>75.00</b>
<b>Town Of New Windsor Fire Inspector's Office Total</b>					<b>75.00</b>
<b>Grand Total</b>					<b>21,548.63</b>

**OCIDA Headquarters Options**  
**1/10/23**

LOCATION	SF	# OFFICES	CONF ROOM?	KITCHEN IN UNIT?	BATH IN UNIT?	LEASE TERM	RENT PER SF	CAM per SF	TAXES per SF	MONTHLY GROSS RENT	EST'D UTILITIES	TOTAL EST'D PER MONTH
17 West Street, Goshen	1,450	3	1 in Unit	Yes	1 in Unit	5 Years	\$ 22.00	\$ 11.00	\$ -	\$ 3,988	\$ 400	\$ 4,388
25 Main Street, Goshen	1,578	3	1 (with minor renovation)	Yes	1 in Unit	5 Years	\$ 24.33	\$ 0.20	\$ -	\$ 3,227	\$ 500	\$ 3,727
7 Coates Drive, Goshen	1,570	3	2	Yes	2 in Unit	5 Years	\$ 15.00	\$ 9.00	\$ -	\$ 3,140	500	\$ 3,640
9 Coates Drive, Goshen	868	2	0	No	Shared	5 Years	\$ 15.00	\$ 9.00	\$ -	\$ 1,736	350	\$ 2,086
1 Hatfield Lane, Goshen	2,500	4	2	Yes	2	5 Years	\$ 20.00	\$ 9.00	\$ -	\$ 6,042	750	\$ 6,792
3 Hatfield Lane, Goshen	1,280	3	1 Office could serve as this	No	Shared	5 Years	\$ 15.00	\$ 9.00	\$ -	\$ 2,560	400	\$ 2,960
4 Crotty Lane #100, New Windsor	2,483	2+	1	Yes	2 in Unit	5 Years	\$ 18.50	\$ 11.10	\$ -	\$ 6,125	\$ 750	\$ 6,875
555 Huson Valley Avenue #106, New Windsor	2,000	4	1	Yes	Shared	5 Years	\$ 18.00	\$ 8.90	\$ -	\$ 4,483	\$ 600	\$ 5,083
33 Airport Center Dr. #107, New Windsor	1,614	3	1 in Unit; 1 External	No	Shared	5 Years	\$ 18.00	\$ 7.05	\$ -	\$ 3,369	\$ 450	\$ 3,819