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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

Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on January 18, 2023, immediately following the Orange County Funding Corporation meeting at the Orange County Government Center, 255 Main St., Goshen NY in the First Floor Community Room to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Pledge of Allegiance**
- **Roll Call**
- **Minutes**
 - Approval of Minutes from December 21st, 2022 Board of Directors Meeting
- **Executive Session**
- **Reports**
 - Committee Reports
 - Finance Committee – Michael Torelli
 - Governance Committee – Michael Torelli
 - Chairman’s Report
 - CEO Report
- **New Business**
 - Approval of December Financials
 - Approval of December/January Payables
 - Approval of proposed Recapture Policy
 - Approval of proposed Project Approval Policy
 - Approval of proposed Fee Structure
 - Approval of addition to Local Labor Policy
 - OCIDA Headquarters Lease
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: January 12, 2023

By: William Fioravanti – Chief Executive Officer



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

IDA Board Meeting Notice

The next Board of Directors meeting of the Orange County Industrial Development Agency is :

**Wednesday, January 18, 2023
immediately following the
5:30pm OCFC meeting**

**OC Government Center
255 Main Street, Goshen
Community Room**

To watch the livestream, please visit our website: 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

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

Board of Directors Meeting Minutes
Wednesday, December 21, 2022

Board Members Present: Michael Torelli, Dean Tamburri, Dr. Vincent Odock, Marc Greene, Giovanni Palladino, James Rinaldi, Susan Walski

Staff Present: Bill Fioravanti, Marty Borrás, Sue Katzoff, Dennis Brady (via Zoom)

Others Present: Roy Makinen and John Cappello of Mack Bros. Ltd. Martyna Triggs and Eric Egeland of Capacity Marketing and County Legislator, James O'Donnell

I. Call Meeting to Order

Chairman Torelli called the meeting to order at 4:55 p.m.

II. Roll Call

Mr. Fioravanti acknowledged that all Board members were present.

III. Proof of Notice

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

IV. Minutes

A MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 16, 2022, OCIDA BOARD OF DIRECTORS MEETING WAS MADE BY MR. TAMBURRI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

V. Committee Meetings

Finance Committee: Mr. Fioravanti stated that the Finance Committee reviewed the November 2022 Financial Reports, the November/December 2022 payables and confirmed that the Committee voted to present the reports to the full Board for consideration. He noted that except for the Warwick Accelerator, all other Accelerator locations have been closed and that the OCIDA will be saving roughly \$9,300.00 per month.

A MOTION TO APPROVE THE NOVEMBER 2022 FINANCIAL REPORT AS PRESENTED WAS MADE BY MR. RINALDI, SECONDED BY MRS. WALSKI, AND PASSED UNANIMOUSLY.

November/December 2022 Payables: Reviewed at the 12/13/22 Finance Committee meeting with a recommendation to bring to the full Board for consideration.

A MOTION TO APPROVE THE NOVEMBER/DECEMBER 2022 PAYABLES AS PRESENTED WAS MADE BY DR. ODOCK, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VI. New Business

Mack Bros. Ltd. / Milmar Foods: Mr. Fioravanti introduced Mr. Makinen and Mr. Cappello and reviewed the benefits of the incentives requested for their expansion over the course of their 15-year PILOT. He noted his efforts to connect Mack Bros. / Milmar with Orange Works to ensure that the jobs are advertised for local residents and reviewed the Local and State benefits. Counsel noted that the Resolution details the benefits of the project and that the SEQRA report determined that there would be no significant environmental impacts. and stated that the OCIDA would be adopting that finding. The Board discussed what the project would pay with and without the incentives. And it was noted that over the course of the PILOT, Goshen would receive more tax revenue from the project annually. It was also stated that the economic impact report is generated by the Office of Real Property Tax of Orange County. Without further discussion,

A MOTION TO ADOPT THE FINAL RESOLUTION FOR THE BENEFITS REQUESTED BY MACK BROS. LTD / MILMAR FOODS AS PRESENTED WAS MADE BY MRS. WALSKI, SECONDED BY MR. GREENE, AND PASSED BY A UNANIMOUS ROLL CALL.

Capacity Marketing Presentation: Ms. Triggs and Mr. Egeland explained their research and strategic marketing and branding plans.

Power Mixer (Middletown Accelerator): Mr. Fioravanti stated that the compound mixer was purchased by the OCIDA for \$5,300.00 and that a former Accelerator client, A to Z Consulting, has offered to purchase the mixer for \$3,000. Per the OCIDA’s Disposition of Property guidelines, he reached out to the vendor of the mixer and confirmed that \$3,000 was a fair market value.

A MOTION TO ACCEPT THE OFFER FROM A TO Z CONSULTING / OXYVITA TO PURCHASE THE POWER MIXER FOR \$3,000.00 WAS MADE BY MRS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.

2023 Officers and Committees:

A MOTION TO ACCEPT THE 2023 SLATE OF OFFICERS AND COMMITTEES AS PRESENTED WAS MADE BY MRS. WALSKI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

2023 OCIDA Meeting Calendar: With no further discussion,

A MOTION TO ACCEPT THE 2023 OCIDA MEETING CALENDAR AS PRESENTED WAS MADE BY CHAIRMAN TORELLI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

Vote on OCIDA Investments: The Chairman opened the floor for discussion on investment options. The Board discussed current investments and possible penalties for withdrawals of various other accounts.

A MOTION TO INVEST \$3,000,000 IN A 3-MONTH CD WITH TD BANK AT A RATE OF NO LESS THAN 4.25% AND \$3,000,000 IN A 6-MONTH CD WITH TD BANK AT A RATE OF NO LESS 4.45% UPON CONFIRMING THAT THERE IS NO CAP, WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MR. GREENE, AND PASSED BY UNANIMOUS ROLL CALL.

Chairman's Report

The Chairman thanked the Board for committing their time and positively representing the IDA, General Counsel for provided excellent guidance, and staff for their work. He stated he looks forward to future projects and furthering the good of Orange County with these opportunities.

VII. Adjournment

There being no further business to discuss,

A MOTION TO ADJOURN THE MEETING WAS MADE BY MRS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

THE MEETING CLOSED AT 6:15 PM

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
Income						
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
Total Income	\$ 11,750.05	\$ 86,150.00	-\$ 74,399.95	\$ 523,429.55	\$1,033,789.00	-\$510,359.45
Gross Profit	\$ 11,750.05	\$ 86,150.00	-\$ 74,399.95	\$ 523,429.55	\$1,033,789.00	-\$510,359.45
Expenses						
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
Total 60000 Administrative Costs	\$ 23,226.08	\$ 11,887.00	\$ 11,339.08	\$ 75,913.34	\$ 142,628.00	-\$ 66,714.66
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
Total 60100 Agency Contribution Costs	\$ 0.00	\$ 9,166.00	-\$ 9,166.00	\$ 25,000.00	\$ 110,000.00	-\$ 85,000.00
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
Total 60200 Agency Support Expenses	\$ 15,120.07	\$ 7,345.00	\$ 7,775.07	\$ 85,823.63	\$ 88,150.00	-\$ 2,326.37
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
Total 60400 Projects/Programs	\$ 10,673.05	\$ 45,375.00	-\$ 34,701.95	\$ 161,974.15	\$ 544,500.00	-\$382,525.85
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
Total 61000 Payroll Expenses	\$ 28,860.40	\$ 28,798.00	\$ 62.40	\$ 300,424.86	\$ 345,576.00	-\$ 45,151.14
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
Total 62000 Building Expenses	\$ 16,657.33	\$ 28,886.00	-\$ 12,228.67	\$ 289,563.13	\$ 346,682.00	-\$ 57,118.87
Total Expenses	\$ 94,536.93	\$ 131,457.00	-\$ 36,920.07	\$ 938,699.11	\$1,577,536.00	-\$638,836.89
Net Operating Income	-\$ 82,786.88	-\$ 45,307.00	-\$ 37,479.88	-\$415,269.56	-\$ 543,747.00	\$ 128,477.44
Other Expenses						
99999 Reconciliation Discrepancies			0.00	0.00	0.00	0.00
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Income	-\$ 82,786.88	-\$ 45,307.00	-\$ 37,479.88	-\$415,269.56	-\$ 543,747.00	\$ 128,477.44

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>
			\$ -

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
Orange & Rockland Total					769.74
Complete Document Solutions	IN540601	B/W & Color Copies	4 Crotty Ln	12/2/22 - 1/1/23	127.22
Complete Document Solutions Total					127.22
Xerox Financial Service	3693221	Copier Lease payment, Protection, Late fee	4 Crotty Ln	12/15/22 - 1/14/23	303.77
Xerox Financial Service Total					303.77
First Columbia 4-LA, LLC	waiting for inv	Rent and CAM (February 2023)	4 Crotty Ln	February 2023	10,443.75
First Columbia 4-LA, LLC Total					10,443.75
ALTEVA OF WARWICK	1014804	Internet	Warwick	October 2022	90.71
ALTEVA OF WARWICK Total					90.71
88 Studio, LLC	(blank)	Website, Google, Go Daddy, Meeting Support	4 Crotty Ln	December 2022	2,500.00
88 Studio, LLC Total					2,500.00
MidHudson News.com	7518	Banner Advertising: Dec. 5,12,19,26, 2022	4 Crotty Ln	December 2022	1,000.00
MidHudson News.com Total					1,000.00
KR Cleaning	--	Cleaning	4 Crotty Ln	January 2022	650.00
KR Cleaning Total					650.00
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
Crystal Rock Total					44.09
ITC	7039	Access Point Billing for one month	4 Crotty Ln	January 2023	148.80
ITC Total					148.80
Charter Communication(Time Warner)	20-899-0015224	4 Crotty Lane	4 Crotty Ln	11/28/22-12/27/22	167.63
				12/28/22-1/27/23	167.62
Charter Communication(Time Warner) Total					335.25
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
Cardmember Service (OB&T Visa) Total					522.19
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 Shipping	4 Crotty Ln	12/15/2022	547.00
		Staff Holiday Lunch (Cosimos)	4 Crotty Ln	12/15/2022	125.33
Credit Card Payment Processing (M&T Bank Visa) Total					1,150.48
EA Workforce / Staffline	-	IDA Staff - Gross Wages	4 Crotty Ln	December 2022	22,947.90
EA Workforce / Staffline Total					22,947.90
Zultys, Inc.	340271	Office Phones	4 Crotty Ln	1/1/23 - 1/31/23	214.93
Zultys, Inc. Total					214.93
Grand Total					41,248.83

**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
Loewke Brill Consulting Total					2,840.00
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
Bousquet Holstein PLLC. Total					2,243.00
RBT CPAs	221020	Monthly Retainer / Bookkeeper /Quickbooks, and Additional Advisory Service	4 Crotty Ln	December 2022	1,225.00
RBT CPAs Total					1,225.00
LAN Associates	27832	Labor Audit - 41623.01 West Warwick 1,2,3	4 Crotty Ln	10/29/22 - 11/25/22	2,288.75
LAN Associates Total					2,288.75
Grand Total					8,596.75

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



I. CURRENT: RECAPTURE POLICY

The following is what constitutes our current Recapture policy, located only as a section in our UTEP policy (on page 4). Counsel recommends creating a stand-alone policy with more teeth.

Below the current policy, please find the proposed version that we recommend the Board consider adopting.

F. Recapture of Benefits.

The Agency, at its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so unless otherwise required by all applicable law) with respect to a particular project, that a project has failed to meet its intended goals and to require the applicant to comply with the recapture by the Agency of the value of any or all exemptions from taxation granted with respect to the project by virtue of the Agency's involvement. Events that the Agency may determine will trigger recapture may include but are not limited to:

- (i) Sale or closure of facility;
- (ii) Significant employment reduction or failure to achieve employment projections;
- (iii) Significant change in use in facility;
- (iv) Significant change in business activities or project applicant or operator;
- (v) Material non-compliance with or breach of terms of Agency transaction documents or of zoning or land use laws or regulations or federal, state or local environmental laws or regulations;
- (vi) Failure to comply with Agency and New York State reporting requirements.

If the Agency determines to provide for the recapture with respect to a particular project, the Agency also shall determine the timing and percentage of recapture.

(From OCIDA UTEP adopted 6-13-19, page 4.)

II. PROPOSED: RECAPTURE POLICY

I. STATEMENT OF PURPOSE

The Orange County Industrial Development Agency (the “Agency”) has adopted this Recapture Policy (the “Recapture Policy”) in accordance with Sections 874(10) and 874(11) of the New York State General Municipal Law. This Recapture Policy shall be consistent with and in compliance with the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”), and any other applicable law.

II. MANDATORY RECAPTURE OF THE NEW YORK STATE PORTION OF SALES AND USE TAX

The Agency shall recapture from project applicants New York State sales and use tax benefits, in accordance with the provisions of the General Municipal Law, from projects that utilized State sales and use tax exemptions:

- a) To which the project was not entitled;
- b) In excess of the amounts authorized by the Agency;
- c) For property or services not authorized by the Agency; and/or
- d) For a project that has failed to comply with a material term or condition to use the property or services in the manner required by any of the project documents between the company and the Agency.

The approving resolution(s) and project documents granting financial assistance in the form of State sales and use tax exemption benefits shall include the terms and conditions of the foregoing recapture provision. Within thirty (30) days of the recapture, the recapture amount shall be remitted to the New York State Department of Taxation and Finance. Such remittances shall include interest, at the legal rate, imposed by the Agency. The failure to pay over such amounts to the Agency shall be grounds for the New York State Tax Commissioner to assess and determine State sales and use taxes due from the company under article twenty-eight of the New York State Tax Law, together with any relevant penalties and interest due on such amounts.

In order to determine if one of the foregoing events have occurred (a “State Mandated Recapture Event”) and to effectuate this recapture of New York State sales and use tax benefits the Agency shall:

- a) Keep records of the New York State and local sales tax exemptions provided to each project, with such records available to the New York State Tax Commissioner upon request.
- b) Report within thirty days of providing any financial assistance in the form of a sales and use tax exemption, the project, the estimated amount of the exemption and other

information as may be required by the New York State Tax Commissioner (Form ST-60).

- c) The Agency shall file an annual report with the New York State Tax Commissioner detailing its terms and conditions and its activities in recapturing any unauthorized New York State sales and use tax exemptions.

III. SUSPENSION, DISCONTINUATION, RECAPTURE AND TERMINATION OF OTHER FORMS OF FINANCIAL ASSISTANCE

With respect to all other financial assistance provided to a project (other than the State portion of sales and use tax exemptions) the Agency shall have the right to suspend, discontinue, recapture or terminate financial assistance to any company for a project to the extent that:

- a) for projects that utilized local sales and use tax exemptions, the project was not entitled to such exemptions, such exemptions were in excess of the amounts authorized by the Agency, and/or such exemptions were for property or services not authorized by the Agency (each, a “Local Sales Tax Benefit Violation”);
- b) the company, upon completion of the project, fails to reach and maintain at least 85 percent of its employment requirements for job creation and/or retention (“Job Deficit”);
- c) the total investment actually made with respect to the project at the project’s completion date is less than 85 percent of its investment requirement (“Investment Deficit”);
- d) the company fails to provide annually to the Agency certain information to confirm that the project is achieving the investment, job retention, job creation, and other objectives of the Project (“Reporting Failure”); or
- e) there otherwise occurs any event of default under any project document (each, an “Event of Default”) or a material violation of the terms and conditions of any project document (a “Material Violation”).

IV. ANNUAL ASSESSMENT

The Agency shall evaluate, annually as of December 31, or at any time information is brought to the Agency’s attention, whether a State Mandated Recapture Event, a Local Sales Tax Benefit Violation, Job Deficit, Investment Deficit, Reporting Failure Event of Default or Material Violation (each a “Noncompliance Event”) has occurred. Notwithstanding the foregoing, the Agency may determine whether an Event of Default has occurred pursuant to any project document in accordance with the terms of the project document.

At the time of any Noncompliance Event (other than a State Mandated Recapture Event), the Agency shall determine by resolution whether to exercise its right to suspend, discontinue, recapture or terminate all or any portion of the financial assistance provided to a project, and shall consider the following in making its determination:

- a) Whether the company has proceeded in good faith.

- b) Whether the project has not performed as required due to economic issues, changes in market conditions or adverse events beyond the control of the company.
- c) Whether the enforcement by the Agency of its right to suspend, discontinue, recapture or terminate all or any portion of financial assistance would create a more adverse situation for the company, such as the company going out of business or declaring bankruptcy, which would not occur if the Agency's rights were not exercised.
- d) Whether the enforcement by the Agency of its right to suspend, discontinue, recapture or terminate all or any portion of financial assistance would create an adverse situation for the residents of Orange County.
- e) The assessment prepared in accordance with the Agency's Annual Assessment Policy.
- f) Such other criteria as the Agency shall determine is a relevant factor in connection with any decision regarding the exercise of its right to suspend, discontinue, recapture or terminate all or any portion of financial assistance.

The Agency shall document its evaluation of the above criteria in writing and based upon its evaluation, the Agency shall determine whether to suspend, discontinue, recapture or terminate all or any portion of the financial assistance (the "Determination"). The Determination shall provide terms, if any, by which a company may remedy any Noncompliance Event (other than a State Mandated Recapture Event) upon which the Determination was based. The company must submit written documentation to the Agency of compliance with all terms and conditions of the Determination in order for the Agency to consider whether to resume financial assistance to the company (which will be at the Agency's sole discretion).

The project agreement entered into between the Agency and the company (the "Project Agreement") shall include the terms and conditions of the foregoing provisions. The Agency shall also include in the Project Agreement a requirement that the company comply with the Agency's right to suspend, discontinue, recapture or terminate the financial assistance and that the company shall repay all or a portion of the financial assistance granted by the Agency to the company pursuant to any Determination.

Any such amount constituting local tax exemptions shall be redistributed to the appropriate affected tax jurisdictions, unless agreed to otherwise by any local taxing jurisdiction.

IV. RECAPTURE PERIOD

Except as otherwise provided by the General Municipal Law, the recapture period will be the longer of: (1) the term of the Lease Agreement; or (2) five years following the project's completion date. A project will remain "active" for purposes of Section 874(12) of General Municipal Law and the Agency's Annual Assessment Policy during the term of the Project Agreement.

Adopted: _____

IDA	Appication Fee	Annual Admin. Fee	Agency Administrative/Closing Fee - Due at Closing	Legal Fees Charged	Miscellaneous Fees	Local Labor Policy Monitoring
Orange County	\$2,500.00		<p>Manufacturing Sector - 1% of the first \$2,000,000 of the project cost, plus .5% of amount above that (total project cost includes land acquisition costs).</p> <p>Disbrution/Warehouse Sector - 1% of the project cost (total project cost includes land acquisition costs).</p> <p>Retail Sector - Stores - 485B: 2% of the first \$2,000,000 of the project cost, plus 1% of amount above that (total project cost includes land acquisition costs).</p> <p>Retail Sector - Back Office/Medical - 10 year PILOT: 1% of the project cost (total project cost includes land acquisition costs).</p> <p>Hotel Sector - 10 year PILOT: 1% of the project cost (total project cost includes land acquisition costs).* 4 year PILOT: 1% of the project cost (total project cost includes land acquisition costs).</p> <p>Tourism Sector - \$0-\$30M Capital Cost: 1% of the project cost (total project cost includes land acquisition costs). \$30-\$100M Capital Cost: .75% of the project cost (total project cost includes land acquisition costs). Over \$100M Capital Cost: .50% of the project cost (total project cost includes land acquisition costs).</p> <p>Special Projects - TBD per project</p>	(1) \$2,500.00 retainer when application submitted; and (2) 1/3 of IDA Fee (minimum of \$30,000.00 - to be reduced for smaller projects on case by case basis - plus out of pocket expenditures		<p>The IDA may use a third-party firm or firms to monitor compliance with the Local Labor Policy. All costs incurred by the IDA in connection with such monitoring shall be the responsibility of the Company.</p> <p>Projects less than \$5M - \$5,000.00.</p> <p>Projects greater than \$5M but less than \$15M - \$10,000.00</p> <p>Projects greater than \$15M but less than \$25M - \$20,000.00</p> <p>Projects greater than \$25M but less than \$50M - \$30,000.00</p> <p>Projects greater than \$50M but lessn than \$100M - \$45,000.00</p> <p>Projects greater than \$100M but less than \$500M - \$55,000.00</p> <p>Projects greater than \$500M - To be determined</p>
City of Middletown	\$500.00	\$1,500.00	1% of the first \$2,000,000.00 of the project cost, plus .05% of the amount above \$2,000,000.00, due at closing. (Total project cost includes land acquisitions.)	1/3 of IDA Fee (minimum of \$30,000.00 - to be reduced for smaller projects on case by case basis - plus out of pocket expenditures)		The IDA may use a third-party firm or firms to monitor compliance with the Local Labor Policy. All costs incurred by the IDA in connection with such monitoring shall be the responsibility of the Company.
City of Newburgh	\$1,000.00	\$150.00 to \$500.00	1/2 of 1% on first \$10mm of Project Costs; plus 1/3 of 1% on amounts in excess of \$10mm in Project Costs	At cost	<p>(1) Document Processing - \$750.00 - \$1,500.00;</p> <p>(2) Extension of Inducement - \$250.00;</p> <p>(3) Amendments, waivers, assignments, leases, etc. - \$500.00;</p> <p>(4) Consent, 2nd Mortgages and other Financings - set by Board on a case by case basis;</p> <p>(5) Refinancing Bonds - 1/2 of 1% of the outstanding bond, plus the applicable administrative fee;</p> <p>(6) Assumption of Outstanding Bonds - 1/8 of 1% of the outstanding Bonds, plus the applicable administrative fee;</p> <p>(7) Termination fee - \$500.00</p>	

IDA	Appication Fee	Annual Admin. Fee	Agency Administrative/Closing Fee - Due at Closing	Legal Fees Charged	Miscellaneous Fees	Local Labor Policy Monitoring
City of Port Jervis	\$1,000.00	\$250.00	(1) Issuance of Bonds - 1% of project cost (w/o regard to PAR); (2) Straight Lease/Agency Appointment - 1% of project cost	\$2,500 (retainer to be paid at application)	(1) Refunding of Bonds - 1% of project cost; (2) All other refinancing of existing project - 1/4 of 1% of mortgage amount; (3) New money/additional financing on existing project - 1% of amount financed; (4) Extension of sales tax exemption \$500.00; (5) Modification or amendment of closing documents - \$1,000.00; (6) Subsequent lender closing - \$250.00	
Dutchess County	\$1,000.00	\$1,000.00	MRTE and STE Only: \$5,000.00 plus 1% of the benefit amount. Mfg, Dist. and Tech Projects - 1% of the first \$2.5M of project cost and .25% of 1% for project in excess of \$2.5M with a minimum administrative fee of \$25,000.00. Commercial Projects - 1% of the first \$25M of project cost and .25% of 1% for project in excess of \$25M with a minimum administrative fee of \$25,000.00 Bond Deals: 1% of the first \$2.5M of project cost and .25% of 1% for project costs in excess of \$2.5M with a minimum of \$25,000.00. *For active IDA projects that include a PILOT request for additional sales and mortgage tax benefits whereas the total project cost will increase by \$10M or more will be subject to the administrative fee with a PILOT schedule.	At cost plus expenses including PH costs.	Executive Director has the authority to negotiate additional fees to clients associated with unusual situations or extraordinary needs related to the project, including additional costs incurred as a result of holding special meetings of the IDA Board.	Applicant is responsible for fees and costs

IDA	Appication Fee	Annual Admin. Fee	Agency Administrative/Closing Fee - Due at Closing	Legal Fees Charged	Miscellaneous Fees	Local Labor Policy Monitoring
Rockland County	\$750.00	\$500.00	10% of the total estimated closing fee, no less than \$2,500.00 nor more than \$5,000.00 shall be paid at time of Final Resolution to be applied toward closing fee. Sales Tax Exemption Benefit - Up to \$4M - 1/2% of the cost fo the project subect to sales tax; in excess of \$4M - 1/4% of cost of the project subject to sales tax. Mortgage Recording Tax Exemption - 1/10% fo the value of the mortgage. Mortgage Recording Tax Exemption - 1/10% of the value of the mortgage. PILOTS: Total Gross Benefit**(see misc fee section for definition) up to \$250,000.00, a fee of 1% of the ttal Gross Benefit will be charged; Total Gross benefit between \$250,001.00 and \$1M, an additional fee of 2% of the Total Gross Benefit between \$250,000.00 and \$1M will be charged; exceeding a Total Gross Benefit of \$1M, and additional fee of 3% of the Total Gross Benefit above \$1M will be charged. Tax-Exempt Bonds - Up to and including \$2M: 1.0% of the principal amount of the bonds. On the next \$4M: 0.50% of the principal amount of the bonds; Greater than \$6M: 0.25% of the principal amount of the bonds over \$6M. <i>Note: Minimum fee is \$10,000.00.</i>	Straight Lease: Base \$2,500 fee, plus 1/2% on the first \$500,000.00; and 1/4% thereafter on the portion of the project receiving the benefit. Bond Counsel: Normal billing rates of the Bond Counsel providing services, plus disbursements.	Total Gross Benefit is calculated by determining the difference between the total of all real estate taxes paid or billed in the year the project closes (the "Base Year") from what the project pays in taxes under the PILOT in each year thereafter, .	
Sullivan County	\$250.00	Negotiated	\$5,000.00	\$1,500 retainer paid at application (NR). Additional fees billed to the applicant as incurred		
Town of Montgomery	\$500.00		(1) 3/4 of 1% of the first \$2,000,000.00 of total project costs; (2) 1/2 of 1% of the remaining total project costs			
Town of Wallkill	\$2,000.00		1% of the first \$1,000,000.00 of the project costs, plus .5% of amount above that, due at closing (total project cost includes land acquisition costs).	\$1,500 NR retainer paid at application. Hourly rate to be disclosed at Pre-Application Meeting - plus out of pocket expenditures. NOTE: IDA reserves the right to see additional IDA and Transaction Counsel fees for exceptionally complex/large transactions.		The IDA may use a third-party firm or firms to monitor compliance with the Local Labor Policy. All costs incurred by the IDA in connection with such monitoring shall be the responsibility of the Company. Projects less than \$5M - \$3,000.00. Projects greater than \$5M but less than \$15M - \$7,500.00 Projects greater than \$15M but less than \$25M - \$15,000.00 Projects greater than \$25M but less than \$50M - To be determined

IDA	Appication Fee	Annual Admin. Fee	Agency Administrative/Closing Fee - Due at Closing	Legal Fees Charged	Miscellaneous Fees	Local Labor Policy Monitoring
Ulster County	\$1,000 plus \$1,500 to cover PH costs and other out of pocket (background checks) of IDA - unused portion to be refunded at closing.	\$500.00 annually for projects with a project cost less than \$2M; \$1,000.00 annually for projects with a project cost between \$2M and less than \$5M; \$1,500.00 annually for projects with project cost greater than \$5M; \$500.00 annually for each additional tenant.	*1% of the total project cost; *Transfer of Ownership of an Existing Project - between 0.5% and 1% of the change in project value at the Board's discretion based on details of the transfer of ownership. * The "change in Project value" will be the difference between (i) the Total Project Cost as set forth in the original project approvals or the most recent approval of transfer; and (ii) the price paid by the Applicant/Transferee to the Transferor fo the poject to acquire the project or an interest therein. *Minimum \$500.00 for post-closing mdifications and amendment transactions		Late fees for filing annual reports: after 01/31, but on or before 02/15 - \$500.00; after 02/15, but on or before 02/28 - \$750.00; after 02/28 - \$1,000.00. Public Hearings - stenographer fees, livestreaming fees and any other associated fees required to hold a public hearing. Special Meetings - \$500.00 plus all costs incurred per meeting.	

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, Westchester, and Delaware 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

Signature of CM, GC or SC

Company Name

Company Name

Print Name of above signer

Print Name of above signer

Email/phone of Applicant

Email/phone of CM/GC/SC

Date

Date

OCIDA Headquarters Options
1/12/23

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 Hudson 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

GREEN - Top Choices by Staff

17 West Street, Goshen

1,450 SF





25 Main Street, Goshen

1,578 SF



7 Coates Drive, Goshen

1,570 SF





9 Coates Drive,
Goshen

868 SF





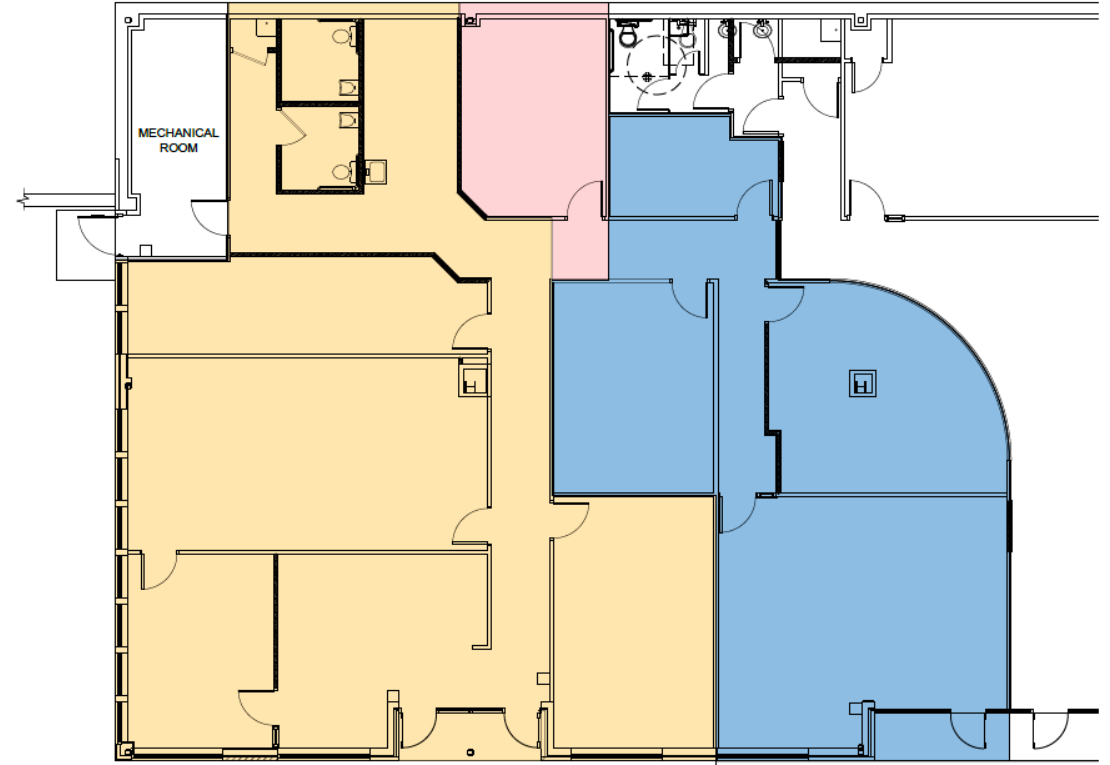
1 Hatfield Lane,
Goshen

2,500 SF




3 Hatfield Lane, Goshen

1,280 SF





4 Crotty Lane #100, New Windsor

-  2,483 SF that Landlord would reduce our current space to.
-  Add'l 268 SF of existing space that we could also retain as option.
-  Other existing space we would NOT rent.

2,483 SF

555 Hudson Valley

Avenue #106,

New Windsor

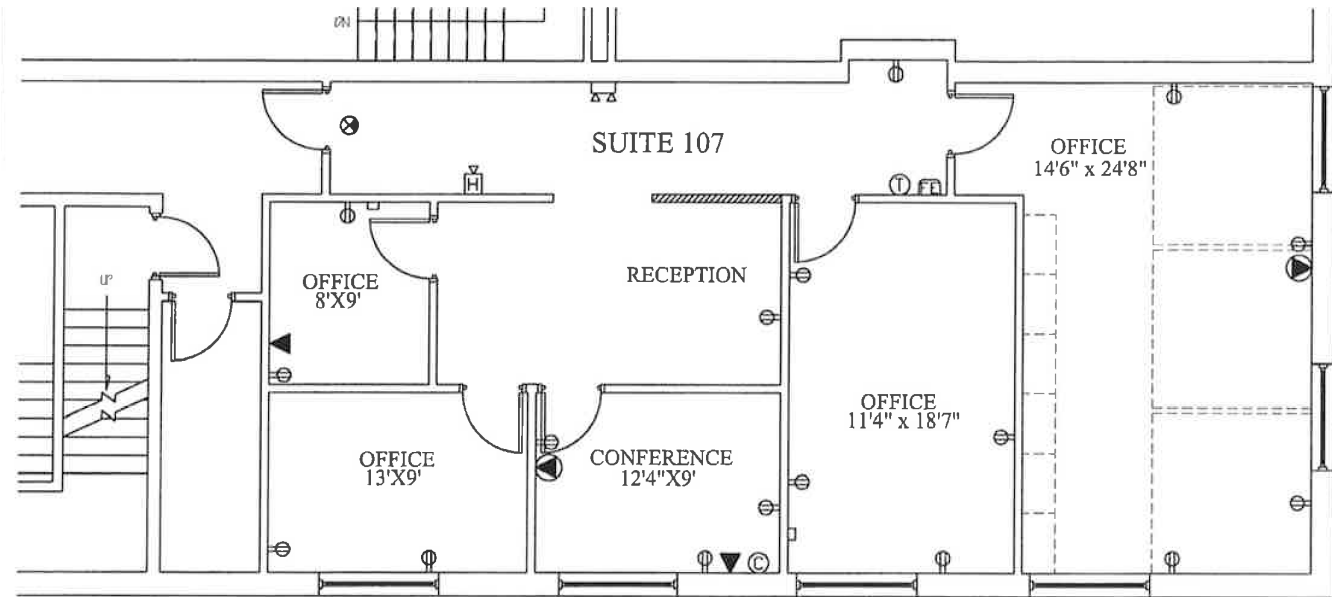
2,000 SF





33 Airport Center Dr. #107, New Windsor

1,614 SF



KEY:

- DUPLEX OUTLET
- DATA / PHONE
- DATA
- CABLE
- THERMOSTAT
- EMPTY BOX
- HORN STROBE
- EMERGENCY LIGHT
- EXIT
- FIRE EXTINGUISHER