

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

February 20, 2014

A special meeting of the Orange County Industrial Development Agency was convened in public session on February 20, 2014 at 10:05 A.M.. at the Orange County Business Accelerator in New Windsor, New York.

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

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

ABSENT: Russell Vernon

ALSO PRESENT: James Petro – Executive Director
Kevin Dowd – Attorney
Laurie Villasuso – Associate Executive Director
Steven Neuhaus – Orange County Executive
Wayne Booth – Deputy County Executive
Brian Gates – HVEDC
Amanda Dana – Orange County Partnership
Sam Fratto – IBEW 363
John Dickson – IBEW 363
Tom Gandolfini – LU 373
RJ Smith – RJ Smith Realty
Philip Dropkin – Town & Village of Goshen
Douglas Bloomfield – Goshen Town Supervisor
Neal Halloran – Town of Goshen Building and Zoning
Frank Sylvester – IBEW Local 363
Jessica DiNapoli – Times Herald Record
Todd Diorio – HVBCTC
Mike Gaydos – HVBT 417 IW

Chairman Armistead calls to order the special meeting for the Orange County IDA, February 20, 2014 (Pledge of Allegiance is recited). Board consists of six members. There is a quorum.

Amy's Kitchen – Resolution

With no one present from Amy's Kitchen, Chairman Armistead explains to the room that the project is still in negotiations, and has yet to make an official commitment to the Goshen site. There is a challenge with the site, and in an effort to remedy the situation and keep the project in Orange County, the State has offered significant incentives to Amy's. ESD has offered \$800K in assistance for infrastructure improvements, and Amy's has requested that the Orange County IDA contribute \$500K to these improvements. In addition, Amy's will invest \$300K in the improvements, which include wastewater treatment, water treatment, roadwork on 17M, among other items. Chairman Armistead notes that the purpose of this meeting is to come a decision on the \$500K Project Expenditure request from Amy's.

Mr. Dowd calls the Board's attention to a letter from Amy's which details exactly how the \$500K would be spent. Chairman Armistead notes that a decision on this request will help Amy's make an informed decision on this site. Ms. Villasuso adds that the funds will be paid directly to the vendors for the work, not paid to Amy's directly. Mr. Petro also notes Amy's has mentioned that once this request has been approved, the public hearing can move forward.

Mr. Dowd reads aloud the Amy's Kitchen, Inc. resolution. Motion made by VanLeeuwen, seconded by Schreibeis. Open for discussion. Affirmative votes of all members present resulted in motion carried.

Mr. VanLeeuwen stresses that local labor is important. Chairman Armistead agrees, and goes on to note that the site and road work completed as a result of this request will be beneficial not only to Amy's, but the Town, Village and future businesses in the area.

Supervisor Bloomfield takes a moment to commend the many benefits of the Amy's Kitchen project. He explains that the company cares deeply for its employees, providing excellent medical and retirement benefits, and adds that the area needs a company like this. He commends the IDA for passing the project expenditure resolution, and guesses that the area will see an enormous benefit from the project, well beyond the dollars it can bring.

Mr. Steinberg adds that Amy's track record of working with local farms is also quite encouraging. The benefit to the local farms, especially in the emerging organic produce field, is expansive.

County Executive Neuhaus adds that effects of this project will be felt in Pine Island and Marlboro and beyond. He reminds the Board and the room that the Amy's project is not a done deal, but this \$500K project expenditure makes it a done deal. He applauds the IDA for their actions today.

Such other and further business as may be presented

Chairman Armistead notes that the IDA Board has been working diligently to create and adopt a new labor policy. In creating the policy, the Labor Policy Committee has been working closely with the Trades to ensure that the County's best interests are represented.

Mr. Diorio states that he would like the IDA to adopt a labor policy sooner rather than later, and prefers to not have any more projects move forward without a new policy in place. He also notes that he has not yet been able to speak with anyone at Amy's about their use of local labor. He is advised that, as the project is not yet committed, labor discussions with them may be premature. Ms. Rogulski advises that, in an early meeting with Amy's, she raised the issue of local labor, and was advised by Amy's that their desire is to use local labor.

Mr. Diorio offers examples of other projects that intended to use local labor, but eventually hired laborers from other states. Chairman Armistead advises him that the policy the IDA is currently working aims to address those issues going forward, and will have consequences for those who do not adhere to the new policy.

County Executive Neuhaus adds that this is the first time Amy's is building on this side of the country, and reminds the room that the project is still in the beginning stages. He notes that he is committed to sitting with the trades and the project to ensure local labor is utilized. He also notes that the new DA is working to enforce local labor laws, and reminds the room that everyone wants the same thing: Local labor.

Mr. Fratto notes that local labor is very aware that NY has to be very competitive and flexible to make local labor attractive. He commends the IDA Board for working hard to make a policy that enforces the use of local labor. He ensures that, given the opportunity to sit with projects like Amy's, they are being respectful and working hard to make the deal happen so that local labor can be utilized.

Moving on, Chairman Armistead advises that he, Mr. Petro and Ms. Villasuso attended a rotary dinner last night to inform the public about the IDA and how it works. It seems that many people think that the IDA gives money away, and the team was able to correct the misunderstandings and explain the benefits offered by the IDA. The hope is to clear up any misconceptions that exist about the IDA.

Motion made by Brescia to enter executive session issue relating to the credit, financial or employment history of a particular firm or corporation. Motion seconded by VanLeeuwen. All in favor.

Executive Session

The members discussed a particular firm.

End of Executive Session

Motion to close Executive Session made by VanLeeuwen, seconded by Schreibeis. All in favor. No action taken in Executive Session.

Chairman Armistead notes that he will be absent from next week's regular meeting. He recommends moving along the labor policy and shovel ready site program. With that in mind, Mr. Schreibeis asks about the Warwick Correctional Facility site. Mr. Dowd advises that it is in progress.

With regard to a few recent news articles about holding companies accountable to the employment numbers they provide, he notes that we are currently in the process of taking action against some companies. Mr. Steinberg asks if this relates at all to the annual PARIS report. Ms. Villasuso advises that she does request employment and benefit

information from all IDA projects once a year. It has been a challenge to get replies from all IDA projects, despite reconfiguring the language to state that IDA benefits could be revoked if a reply is not received. Mr. Steinberg suggests letting the Board know which companies fail to reply, so that the Board can begin to take action against them. Ms. Villasuso confirms that she will advise the Board of any company that fails to reply to her annual request for information.

With no further business, meeting called for adjournment by Chairman Armistead, motion made by VanLeeuwen, seconded by Brescia, the time being 11:35 p.m.