



*Empowering Businesses. Inspiring Growth.*

**Jeffrey Crist**, Chairman • **Dean Tamburri**, Vice Chairman • **Vincent Odock**, Secretary

**Susan Walski**, Board Member • **Marc Greene**, Board Member • **Giovanni Palladino**, Board Member • **Linda Muller**, Board Member

**William Fioravanti**, Chief Executive Officer • **Susan R. Katzoff**, General Counsel • **Christopher C. Canada**, Bond Counsel

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## **Accelerator Committee Agenda**

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a Audit Committee Meeting on April 24<sup>th</sup> 2024, at 3:30 PM at the Orange County IDA Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY 12553 to consider and/or act upon the following:

### Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
  - Approval of Minutes from June 6<sup>th</sup>, 2023
- **New Business**
  - Warwick Accelerator Closing 05-31-24
- **Adjournment**

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

Dated: April 17, 2024

By: William Fioravanti – Chief Executive Officer

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)



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Date: April 02, 2024  
From: Jeffrey D. Crist  
RE: Next Meeting Date

## *Accelerator Board Meeting Notice*

The next Accelerator Committee meeting is:

**Wednesday April 24, 2024**  
**Starting at 3:30 pm**

**at**

**OC IDA Headquarters**  
**4 Crotty Lane, Suite 100**  
**New Windsor, NY 12553**

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

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Accelerator Committee Minutes  
Tuesday, June 6, 2023

**Due to the declaration of a public health emergency and the social distancing requirements imposed at the Federal, State and local level, this meeting was held in accordance with Executive Order 202.1 by video/telephone conference that was made available to the public.**

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**Committee Members Present:** Dean Tamburri, Susan Walski, Giovanni Palladino

**Staff Present:** Bill Fioravanti, Dennis Brady, AV (via Zoom), Natalie Hempson-Elliot, Bousquet Holstein (via Zoom)

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**I. Call Meeting to Order**

Committee Chair Tamburri called the meeting to order at 5:40 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 the Committee members were present.

**IV. New Business**

**Update of Warwick Accelerator:** Mr. Fioravanti discussed the deconstruction of the Accelerator program and noted that most of the sites closed as their leases expired. He stated that two of the tenants, Scripted Fragrance and Farm Body, were seeking to renew their leases noting that the third original tenant had already vacated the premises. He stated that the OCIDA agreed to continue managing the Warwick Accelerator during the transition from outgoing to incoming Town Supervisors and requested the Board consider extending the two leases until June 1, 2024, until the Town Supervisor can ultimately manage the Warwick Accelerator directly. Ms. Hempson-Elliot stated that the leases would be amended and reinstated with the same terms and conditions.

**A RECOMMENDATION TO EXTEND THE AMENDED AND REINSTATED LEASES FOR SCRIPTED FRAGRANCE AND FARM BODY AND PRESENT TO THE FULL BOARD FOR REVIEW AND CONSIDERATION WAS MADE BY COMMITTEE CHAIR TAMBURRI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

Mr. Fioravanti noted that there are two Accelerator Committee meetings on the calendar before the OCIDA steps away from the program and the Board discussed revisiting and possibly expanding the program in the future without the cost incurred during past administrations.

**V. Adjournment**

**A MOTION TO ADJOURN THE MEETING WAS MADE BY COMMITTEE CHAIR TAMBURRI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

**THE MEETING CLOSED AT 5:55 PM.**

DRAFT

**ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
4 CROTTY LANE – SUITE 100  
NEW WINDSOR, NEW YORK 12553**

April 4, 2024

**VIA FEDERAL EXPRESS**

Town of Warwick  
Jesse Dwyer, Town Supervisor  
132 Kings Highway  
Warwick, New York 10990

**RE: Termination of Lease Agreement  
Premises: 225 State School Road, Warwick, New York**

Dear Supervisor Dwyer:

We are sending this letter in connection with the Lease Agreement, dated November 1, 2020 (the "Lease"), between the Orange County Industrial Development Agency ("Tenant") and the Town of Warwick ("Landlord"), for the lease of the premises known as 225 State School Road, Warwick, New York 10990 (the "Premises").

In accordance with our discussions, we are confirming our mutual agreement and understanding that the Lease shall be terminated effective May 31, 2024 (the "Termination Date"), and the Tenant will surrender the Premises to Landlord on or before the Termination Date. As of the Termination Date, neither the Tenant nor Landlord shall have any further obligations or liability to the other.

Please acknowledge your receipt and agreement with this letter, and that as of the Termination Date, the Lease will be terminated and of no further force and effect.

Please do not hesitate to contact me if you have any questions. Thank you.

Very truly yours,

**TENANT:**

ORANGE COUNTY INDUSTRIAL  
DEVELOPMENT CORPORATION

By: 

Name: William Fioravanti  
Its: Chief Executive Officer

**LANDLORD:**

TOWN OF WARWICK

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_