

**Orange County Industrial Development Agency**  
4 Crotty Lane  
New Windsor, NY 12553  
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Board of Directors Meeting Minutes  
Wednesday, August 16<sup>th</sup>, 2023

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

**Staff Present:** Bill Fioravanti, Marty Borrás, Susan Katzoff, General Counsel, Jose Rojas, Acquisitions Marketing (AV)

**Others Present:** Sheldon Ginseberg and Jonathan Gross – Royal Wine Phase II, Chet Patel – OC Hospitality

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**I. Call Meeting to Order**

Acting Chair Tamburri called the meeting to order at 5:40 p.m.

**II. Roll Call**

Mr. Fioravanti acknowledged all Board members and staff present.

**III. Proof of Notice**

The Acting Chair acknowledged that notice of the meeting was duly and properly provided.

**IV. Minutes**

**A MOTION TO APPROVE THE JUNE 21<sup>st</sup>, 2023, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY DR. ODOCK, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

**V. New Business**

**Royal Wine Phase 2 – Final Resolution:** Counsel provided an overview of the project's initial phase and their anticipated second phase. She noted that SEQRA had been done as part of the first phase and had yielded a negative declaration. Counsel noted that a transcript of the public hearing had been provided for the Board's review as well as comments made at the hearing. She stated that the project will create 50 new full-time jobs and 10 part time jobs.

**A MOTION TO ACCEPT THE FINAL RESOLUTION FOR THE ROYAL WINE – PHASE II PROJECT AS OUTLINED BY THE OCIDA GENERAL COUNSEL WAS MADE MS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**OC Hospitality, LLC:** Counsel reviewed the final resolution for the project and stated that OC Hospitality was seeking to construct a 101-room hotel, and that a public hearing was held for this project and the resolution included a study that was undertaken by the County that indicated the need for hotel rooms to spur and support tourism. She also stated that the project is slated to create 20 full-time jobs and that a SEQRA was undertaken that yielded a declaration as having no significant environmental impact. She reminded the Board that the project was not seeking a PILOT but was seeking a sales and use tax exemption and a mortgage recording tax exemption.

**A MOTION TO AUTHORIZE THE FINAL RESOLUTION FOR THE OC HOSPITALITY, LLC PROJECT AND GRANT THE FINANCIAL INCENTIVES AS OUTLINED BY GENERAL COUNSEL WAS MADE MS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED BY UNANIMOUS ROLL CALL.**

## **VI. Committee Reports**

**CEO Report:** Mr. Fioravanti discussed some changes in professional services and introduced the new AV group and stated that 88 Studios, who specialize in web development, will continue to work on the website. He discussed the 2022 PARIS reporting and some outstanding questions that Julie Marshall of Harris Beach continues to work on. He noted report for recent lobbying activities and the Delaware Engineering phase one analysis. Mr. Fioravanti asked the Board for authorization to be sponsor at the upcoming Seed to Market Summit being held at the Warwick Tech Park next month. He stated that the industry is slated to bring in a number of 6-figure jobs in sustainable sectors. He discussed the plan to shred files of anything over ten years old that is *NOT* an ongoing project and the recent changes made to the insurance coverage due to the closing of most of the Accelerator locations.

**Finance Committee:** Mr. Rinaldi stated that the financials were reviewed, and the committee made recommendations to approve the reports as well as the new credit card policy and CD recommendation.

**A MOTION TO ACCEPT THE JUNE/JULY/AUGUST 2023 OCIDA PAYABLES WAS MADE BY THE ACTING CHAIR, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

**Certificate of Deposit Investment Option:** The Acting Chair noted that the Finance Committee had recommended investing \$1M from the OCIDA checking into a 6-month CD at the highest rate offered. Mr. Greene reviewed the recommendation made by the Committee.

**A MOTION TO AUTHORIZE STAFF TO INVEST \$1M IN A 6-MONTH CD AT THE INSTITUTION OFFERING THE HIGHEST RATE WAS MADE BY MS. WALSKI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

**Credit Card Policy:** Mr. Fioravanti discussed the recommendation of an official policy made by the auditors of PKF O'Connor Davies.

**A MOTION TO APPROVE THE NEW CREDIT CARD POLICY AS WRITTEN WAS MADE BY MR. PALLADINO, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

Mr. Fioravanti reiterated his request for authorization for a \$5,000 sponsorship for an upcoming summit at the Warwick Tech Park that will focus on the Cannabis industry. He stated that the OCIDA was asked to be a host and a sponsor and that the event will underscore the OCIDA's past investments and the work the work that was done.

**A MOTION TO APPROVE THE OCIDA'S SPONSORSHIP OF \$5,000 FOR THE SEED TO MARKET SUMMIT WAS MADE MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**VII. Executive Session**

**Start: 6:15 p.m. - End: 6:30 p.m.**

**A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS POTENTIAL LITIGATION WAS MADE BY THE ACTING CHAIR, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**VIII. Adjournment**

**A MOTION TO ADJOURN THE MEETING WAS MADE BY DR. ODOCK, SECONDED BY MR, PALLADINO, AND PASSED UNANIMOUSLY.**

**THE MEETING CLOSED AT 6:37 P.M.**