



*Empowering Businesses. Inspiring Growth.*

**Dean Tamburri**, Acting Chairman/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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## **REVISED Agenda**

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on September 20<sup>th</sup>, 2023, immediately following the Orange County Funding Corporation meeting which starts at 5:30pm 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**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
  - Approval of Minutes from August 16<sup>th</sup>, 2023 Board of Directors Meeting
- **Reports**
  - CEO Report
  - Committee Reports
    - Finance Committee
- **New Business**
  - Accept August 2023 Financials
  - Approval of August / September 2023 Payables
  - Retirement Plans
  - Certificate of Deposit Investment Option
    - CD Matures 09/25/23
- **Executive Session**
- **Adjournment**

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

Dated: September 13, 2023

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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- **Reports**
  - CEO Report
  - Committee Reports
    - Finance Committee
- **New Business**
  - SAPA Hospitality, LLC – Sue Katzoff
    - Inducement Resolution
  - Accept August 2023 Financials
  - Approval of August / September 2023 Payables
  - Certificate of Deposit Investment Option
    - CD Matures 09/25/23
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**Orange County Industrial Development Agency**  
4 Crotty Lane  
New Windsor, NY 12553  
Tel (845) 234-4192

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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 that Lakeland Bank *or* JP Morgan offers. 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.**

**Orange County Industrial Development Agency**  
**Budget vs. Actuals: FY\_2023 - FY23 P&L**  
 August 2023

|   | Aug 2023             |                      |                      | Total                |                      |                      |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|   | Actual               | Budget               | over Budget          | Actual               | Budget               | over Budget          |
| <b>Income</b>                                       |                      |                      |                      |                      |                      |                      |
| 40000 Application Fee                               |                      | 2,500.00             | -2,500.00            | 12,500.00            | 20,000.00            | -7,500.00            |
| 40300 Closing Fees                                  |                      | 56,375.00            | -56,375.00           | 535,000.00           | 451,000.00           | 84,000.00            |
| 41000 Local Labor Auditing Fees Income (pass-thru)  |                      | 7,500.00             | -7,500.00            | 0.00                 | 60,000.00            | -60,000.00           |
| 42000 Other IDA Fees                                |                      | 833.00               | -833.00              | 0.00                 | 6,664.00             | -6,664.00            |
| 42500 Other income                                  |                      |                      | 0.00                 | 12,104.00            | 0.00                 | 12,104.00            |
| 44000 Subtenant Rents                               | 1,795.00             | 1,795.00             | 0.00                 | 14,360.00            | 14,360.00            | 0.00                 |
| 49000 Interest Earnings                             | 1,819.53             | 4,375.00             | -2,555.47            | 152,379.89           | 35,000.00            | 117,379.89           |
| <b>Total Income</b>                                 | <b>\$ 3,614.53</b>   | <b>\$ 73,378.00</b>  | <b>-\$ 69,763.47</b> | <b>\$ 726,343.89</b> | <b>\$ 587,024.00</b> | <b>\$ 139,319.89</b> |
| <b>Gross Profit</b>                                 | <b>\$ 3,614.53</b>   | <b>\$ 73,378.00</b>  | <b>-\$ 69,763.47</b> | <b>\$ 726,343.89</b> | <b>\$ 587,024.00</b> | <b>\$ 139,319.89</b> |
| <b>Expenses</b>                                     |                      |                      |                      |                      |                      |                      |
| 60000 Administrative Costs                          |                      |                      | 0.00                 | 0.00                 | 0.00                 | 0.00                 |
| 60002 Bank Service Charges                          | 50.99                |                      | 50.99                | 8,956.81             | 0.00                 | 8,956.81             |
| 60003 CFO/Bookkeeping Services                      | 2,000.00             | 1,700.00             | 300.00               | 16,000.00            | 13,600.00            | 2,400.00             |
| 60004 Fiscal Audit                                  |                      | 2,917.00             | -2,917.00            | 0.00                 | 23,336.00            | -23,336.00           |
| 60005 Insurance                                     | 808.25               | 2,583.00             | -1,774.75            | 12,309.70            | 20,664.00            | -8,354.30            |
| 60006 Office Supplies and Postage                   | 648.48               | 867.00               | -218.52              | 4,202.74             | 6,936.00             | -2,733.26            |
| 60007 Professional Fees                             |                      | 300.00               | -300.00              | 11,198.00            | 2,400.00             | 8,798.00             |
| 60008 Travel, Lodging, Meals                        |                      | 333.00               | -333.00              | 2,489.89             | 2,664.00             | -174.11              |
| <b>Total 60000 Administrative Costs</b>             | <b>\$ 3,507.72</b>   | <b>\$ 8,700.00</b>   | <b>-\$ 5,192.28</b>  | <b>\$ 55,157.14</b>  | <b>\$ 69,600.00</b>  | <b>-\$ 14,442.86</b> |
| 60200 Agency Support Expenses                       |                      |                      | 0.00                 | 0.00                 | 0.00                 | 0.00                 |
| 60201 IT Support & Audio/Visual                     | 2,968.59             | 4,583.00             | -1,614.41            | 28,823.45            | 36,664.00            | -7,840.55            |
| 60202 Marketing & PR                                | 9,286.53             | 6,992.00             | 2,294.53             | 38,719.52            | 55,936.00            | -17,216.48           |
| 60203 Memberships and Events                        | 5,289.89             | 500.00               | 4,789.89             | 10,348.96            | 4,000.00             | 6,348.96             |
| 60204 Training and Education                        |                      | 375.00               | -375.00              | 0.00                 | 3,000.00             | -3,000.00            |
| <b>Total 60200 Agency Support Expenses</b>          | <b>\$ 17,545.01</b>  | <b>\$ 12,450.00</b>  | <b>\$ 5,095.01</b>   | <b>\$ 77,891.93</b>  | <b>\$ 99,600.00</b>  | <b>-\$ 21,708.07</b> |
| 60400 Projects/Programs                             |                      |                      | 0.00                 | 0.00                 | 0.00                 | 0.00                 |
| 60402 Cost-Benefit Analyses                         |                      | 417.00               | -417.00              | 0.00                 | 3,336.00             | -3,336.00            |
| 60404 Legal Counsel                                 | 6,019.75             | 4,583.00             | 1,436.75             | 37,101.84            | 36,664.00            | 437.84               |
| 60405 Legal, Pass Thru                              | 2,500.00             | 1,250.00             | 1,250.00             | 5,000.00             | 10,000.00            | -5,000.00            |
| 60406 Local Labor Auditing Fees Expense (pass-thru) | 280.00               | 4,000.00             | -3,720.00            | 8,705.00             | 32,000.00            | -23,295.00           |
| 60408 Shovel Ready Program                          | 25,000.00            | 18,750.00            | 6,250.00             | 147,500.00           | 150,000.00           | -2,500.00            |
| <b>Total 60400 Projects/Programs</b>                | <b>\$ 33,799.75</b>  | <b>\$ 29,000.00</b>  | <b>\$ 4,799.75</b>   | <b>\$ 198,306.84</b> | <b>\$ 232,000.00</b> | <b>-\$ 33,693.16</b> |
| 61000 Payroll Expenses                              |                      |                      | 0.00                 | 0.00                 | 0.00                 | 0.00                 |
| 61001 Employee Benefits                             | 2,317.46             | 3,048.00             | -730.54              | 20,053.94            | 24,384.00            | -4,330.06            |
| 61002 Payroll Taxes & Fees (Staff Line)             | 1,892.48             | 2,128.00             | -235.52              | 18,125.31            | 17,018.00            | 1,107.31             |
| 61003 Salaries                                      | 19,974.00            | 20,457.00            | -483.00              | 169,732.79           | 163,656.00           | 6,076.79             |
| <b>Total 61000 Payroll Expenses</b>                 | <b>\$ 24,183.94</b>  | <b>\$ 25,633.00</b>  | <b>-\$ 1,449.06</b>  | <b>\$ 207,912.04</b> | <b>\$ 205,058.00</b> | <b>\$ 2,854.04</b>   |
| 62000 Building Expenses                             |                      |                      | 0.00                 | 0.00                 | 0.00                 | 0.00                 |
| 62002 Building Rent                                 | 15,631.74            | 5,737.00             | 9,894.74             | 56,935.10            | 45,902.00            | 11,033.10            |
| 62003 Building Utilities                            | 1,554.13             | 350.00               | 1,204.13             | 10,327.37            | 2,800.00             | 7,527.37             |
| 62006 Internet and Telephones                       | 562.52               | 560.00               | 2.52                 | 2,904.75             | 4,480.00             | -1,575.25            |
| 62007 Maintenance                                   | 1,965.00             | 1,287.00             | 678.00               | 8,582.68             | 10,296.00            | -1,713.32            |
| 62008 Repairs/Renovations                           |                      | 167.00               | -167.00              | 0.00                 | 1,336.00             | -1,336.00            |
| <b>Total 62000 Building Expenses</b>                | <b>\$ 19,713.39</b>  | <b>\$ 8,101.00</b>   | <b>\$ 11,612.39</b>  | <b>\$ 78,749.90</b>  | <b>\$ 64,814.00</b>  | <b>\$ 13,935.90</b>  |
| <b>Total Expenses</b>                               | <b>\$ 98,749.81</b>  | <b>\$ 83,884.00</b>  | <b>\$ 14,865.81</b>  | <b>\$ 618,017.85</b> | <b>\$ 671,072.00</b> | <b>-\$ 53,054.15</b> |
| <b>Net Operating Income</b>                         | <b>-\$ 95,135.28</b> | <b>-\$ 10,506.00</b> | <b>-\$ 84,629.28</b> | <b>\$ 108,326.04</b> | <b>-\$ 84,048.00</b> | <b>\$ 192,374.04</b> |
| <b>Net Income</b>                                   | <b>-\$ 95,135.28</b> | <b>-\$ 10,506.00</b> | <b>-\$ 84,629.28</b> | <b>\$ 108,326.04</b> | <b>-\$ 84,048.00</b> | <b>\$ 192,374.04</b> |

**OCIDA Vendor Payment Approval**  
**Recurring Bldg Services**  
**September 20, 2023**

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

August 2023

| Vendor  | Invoice        | Purpose/Description   | Location    | Service Date(s)   | Sum of Amount    |              |
|---|----------------|---|-------------|-------------------|------------------|--------------|
| Xerox Financial Service   | 4720934        | Copier Lease payment, Protection  | 4 Crotty Ln | 8/15/23-9/14/23   | 305.77           |              |
| <b>Xerox Financial Service Total</b>                            |                |   |             |                   | <b>305.77</b>    | \$ 277.97    |
| First Columbia 4-LA, LLC  | (blank)        | September 2023 Rent & CAM   | 4 Crotty Ln | Sept. 2023        | 6,641.38         |              |
|   |                | Jan - Aug 2023 TRUE-UP  | 4 Crotty Ln | 8/28/2023         | 8,990.36         |              |
|   | 100-20230803   | Gas & Electric  | 4 Crotty Ln | 6/16/23 - 7/18/23 | 267.26           |              |
|   | 100-20230503   | Gas & Electric - IDA never received this invoice. It was in ENT's mailbox | 4 Crotty Ln | 2/15/23 - 3/18/23 | 1,063.35         |              |
| <b>First Columbia 4-LA, LLC Total</b>                           |                |   |             |                   | <b>16,962.35</b> |              |
| ALTEVA OF WARWICK   | 1014804        | Internet  | Warwick     | September 2023    | 75.76            |              |
| <b>ALTEVA OF WARWICK Total</b>                                  |                |   |             |                   | <b>75.76</b>     | \$ 75.76     |
| MidHudson News.com  | 1163           | Banner Advertising: August 2023   | 4 Crotty Ln | August 2023       | 1,000.00         |              |
| <b>MidHudson News.com Total</b>                                 |                |   |             |                   | <b>1,000.00</b>  |              |
| KR Cleaning   | --             | Cleaning  | 4 Crotty Ln | Sept 2023         | 650.00           |              |
| <b>KR Cleaning Total</b>  |                |   |             |                   | <b>650.00</b>    | \$ 650.00    |
| ITC   | 7690           | Access Point Billing for one month  | 4 Crotty Ln | August 2023       | 148.80           |              |
| <b>ITC Total</b>  |                |   |             |                   | <b>148.80</b>    | \$ 148.80    |
| Charter Communication(Time Warner)                              | 20-899-0015224 | 4 Crotty Lane   | 4 Crotty Ln | 7/28/23 - 8/27/23 | 111.06           |              |
|   |                |   |             | 8/28/23 - 9/27/23 | 218.91           |              |
| <b>Charter Communication(Time Warner) Total</b>                 |                |   |             |                   | <b>329.97</b>    |              |
| Cardmember Service (OB&T Visa)                                  | 53527392       | Go Daddy (audit@ocnyida.com)  | 4 Crotty Ln | 7/12/23 - 8/9/23  | 7.56             |              |
|   |                | Interest  | 4 Crotty Ln | 7/12/23 - 8/9/23  | 23.89            |              |
|   |                | Go Daddy (2 Users @ 17.99 ea)   | 4 Crotty Ln | 7/12/23 - 8/9/23  | 38.90            |              |
|   |                | Go Daddy (3 Users @ 17.99 ea & renewals)                                  | 4 Crotty Ln | 7/12/23 - 8/9/23  | 90.52            |              |
|   |                | QuickBooks Online (3 Users @ 97.31 ea)                                    | 4 Crotty Ln | 7/12/23 - 8/9/23  | 291.93           |              |
| <b>Cardmember Service (OB&amp;T Visa) Total</b>                 |                |   |             |                   | <b>452.80</b>    |              |
| Credit Card Payment Process                                     | (blank)        | Interest  | 4 Crotty Ln | 8/17/23           | 27.10            |              |
|   |                | OC Chamber/Pat Ryan (8/16/23)   | 4 Crotty Ln | August 2023       | 45.00            |              |
|   |                | Stamps.com (1 sheet of stamps)  | 4 Crotty Ln | 8/7/23            | 21.61            |              |
|   |                | Stamps.com (added to balance)   | 4 Crotty Ln | 8/17/23           | 50.00            |              |
|   | 3074           | Dropbox (3 users @ 27.62 ea)  | 4 Crotty Ln | July - Aug 2023   | 82.86            |              |
|   |                | Walmart - Office Supplies   | 4 Crotty Ln | July 2023         | 51.39            |              |
|   |                | Middletown Record online - Digital Access                                 | 4 Crotty Ln | June - July 2023  | 69.00            |              |
|   |                | Target - Office Supplies  | 4 Crotty Ln | 7/24/2023         | 37.83            |              |
|   |                | Orange & Rockland Energy Bill   | 4 Crotty Ln | June-July 2023    | 295.21           |              |
|   | INV216340503   | Zoom  | 4 Crotty Ln | Aug - Sept 2023   | 40.00            |              |
|   | 4771481233     | Google (ocnyida.com)  | 4 Crotty Ln | July 2023         | 273.12           |              |
|   | 4775459198     | Google (the-accelerator.com)  | 4 Crotty Ln | July 2023         | 38.93            |              |
| <b>Credit Card Payment Processing (M&amp;T Bank Visa) Total</b> |                |   |             |                   | <b>1,032.05</b>  | \$ 1,047.17  |
| EA Workforce / Staffline  | -              | IDA Staff - Gross Wages   | 4 Crotty Ln | August 2023       | 24,183.94        |              |
| <b>EA Workforce / Staffline Total</b>                           |                |   |             |                   | <b>24,183.94</b> | \$ 24,517.61 |
| Zultys, Inc.  | 383971         | Office Phones   | 4 Crotty Ln | 9/1/23 - 9/30/23  | 214.68           |              |
| <b>Zultys, Inc. Total</b>                                       |                |   |             |                   | <b>214.68</b>    | \$ 216.37    |
| Ehrlich Pest Control  | 49504212       | Rodent Control Maintenance  | Warwick     | 8/31/2023         | 65.00            |              |
| <b>Ehrlich Pest Control Total</b>                               |                |   |             |                   | <b>65.00</b>     | \$ 65.00     |
| Gatehouse Media NY Holding                                      | 5755747        | Royal Wine P2 & OC Hospitality Public Hearing Legal Notice                | 4 Crotty Ln | 7/16/23 & 7/19/23 | 92.53            |              |
| <b>Gatehouse Media NY Holdings, Inc. Total</b>                  |                |   |             |                   | <b>92.53</b>     |              |
| Crystal Rock  | 81823          | Water, bottle deposit, delivery fee, Late charge                          | 4 Crotty Ln | August 2023       | 29.09            |              |
| <b>Crystal Rock Total</b>                                       |                |   |             |                   | <b>29.09</b>     |              |
| <b>Grand Total</b>  |                |   |             |                   | <b>45,542.74</b> |              |

**OCIDA Vendor Payment Approval  
Monthly Contracts  
September 20, 2023**

|           |                   |
|-----------|-------------------|
| Approv ID | (Multiple Items)  |
| Category  | Monthly Contracts |
| Amt       | Y                 |

August 2023

| Vendor                                   | Invoice     | Purpose/Description  | Location    | Service Date(s)            | Sum of Amount    |             |
|--|-------------|--|-------------|----------------------------|------------------|-------------|
| 88 Studio, LLC                           | 9848913076  | Website, Google, Go Daddy, Support   | 4 Crotty Ln | 8/17/2023                  | 350.00           |             |
|  | August 2023 | Website, Google, Go Daddy, Support   | 4 Crotty Ln | August 2023                | 350.00           |             |
| <b>88 Studio, LLC Total</b>              |             |  |             |                            | <b>700.00</b>    |             |
| Harris Beach PLLC                        | 8934222     | PARIS Reporting Fees 2022 & 2023   | 4 Crotty Ln | 2022 - 2023                | 4,773.00         |             |
| <b>Harris Beach PLLC Total</b>           |             |  |             |                            | <b>4,773.00</b>  |             |
| Loewke Brill Consulting                  | 16-011-85   | Site Visits & Reporting  | 4 Crotty Ln | August 2023                | 2,000.00         |             |
| <b>Loewke Brill Consulting Total</b>     |             |  |             |                            | <b>2,000.00</b>  | \$ 3,160.00 |
| Bousquet Holstein PLLC.                  | 256312      | Legal Counsel (IDA vs Cozzolino)   | 4 Crotty Ln | July 2023                  | 702.50           |             |
|  | 256436      | Legal Counsel  | 4 Crotty Ln | July 6,11,12,19,26,28,2023 | 1,630.00         |             |
| <b>Bousquet Holstein PLLC. Total</b>     |             |  |             |                            | <b>2,332.50</b>  | \$ 6,187.25 |
| RBT CPAs                                 | 236825      | Monthly Retainer / Bookkeeper /Quickbooks, and Additional Advisory Service (1 Month) | 4 Crotty Ln | August 2023                | 2,000.00         |             |
| <b>RBT CPAs Total</b>                    |             |  |             |                            | <b>2,000.00</b>  |             |
| Acquisitions Marketing Inc.              | 2           | Live Stream Set-up: August BOD Mtg   | 4 Crotty Ln | 8/17/23                    | 425.00           |             |
| <b>Acquisitions Marketing Inc. Total</b> |             |  |             |                            | <b>425.00</b>    |             |
| <b>Grand Total</b>                       |             |  |             |                            | <b>12,230.50</b> |             |



**OCIDA Vendor Payment Approval**  
**All Other**  
**September 20, 2023**

|           |                  |
|-----------|------------------|
| Approv ID | (Multiple Items) |
| Category  | All Other        |
| Amt       | Y                |

August 2023

| Vendor                                    | Invoice   | Purpose/Description   | Location    | Service Date(s)     | Sum of Amount       |
|---|-----------|---|-------------|---------------------|---------------------|
| Orange County IDA                         | (blank)   | Transfer from IDA checking into a 6-mos CD                  | 4 Crotty Ln | 6 Months @ Lakeland | 1,000,000.00        |
|   |           | Body at Rest rent check/deposited into OCFC Loan fund acct. | 4 Crotty Ln | 9/13/2023           | 474.50              |
| <b>Orange County IDA Total</b>            |           |   |             |                     | <b>1,000,474.50</b> |
| Orange County Partnership                 | 2022-9863 | Investor Breakfast (10/3/23)                                | 4 Crotty Ln | 8/24/2023           | 65.00               |
| <b>Orange County Partnership Total</b>    |           |   |             |                     | <b>65.00</b>        |
| Upstate Capital Assoc. of NY              | INV-1892  | Partner Event Collaboration                                 | 4 Crotty Ln | 8/17/23             | 5,000.00            |
| <b>Upstate Capital Assoc. of NY Total</b> |           |   |             |                     | <b>5,000.00</b>     |
| <b>Grand Total</b>                        |           |   |             |                     | <b>1,005,539.50</b> |

**Orange County Industrial Development Agency**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of August 31, 2023

Listed in order of maturity date.

| Purchase Date | Maturity Date | # of Months | Bank        | Bank Balance | Principal | Interest Rate |
|---------------|---------------|-------------|-------------|--------------|-----------|---------------|
| --            | --            | --          | --          |              |           | --            |
| 3/28/23       | 9/25/23       | 3 months    | TD Bank     | \$           | 3,000,000 | 5.35%         |
| 11/18/21      | 12/27/23      | 6 months    | TD Bank     | \$           | 3,000,000 | 5.40%         |
| 5/24/23       | 2/20/24       | 9 months    | TD Bank     | \$           | 1,500,000 | 5.19%         |
| 6/22/22       | 5/22/24       | 23 months   | Connect One | \$           | 400,000   | 1.9%%         |

| Bank                   | Account Type                         | Amount              | % of total  |
|------------------------|--------------------------------------|---------------------|-------------|
| Chase Bank             | Checking Account - IDA Ops           | \$ 1,665,059        | 17%         |
| Orange Bank & Trust    | Checking Account - Trust Escrow      | \$ 87,629           | 1%          |
| Total CDs & Treasuries | Certificates of Deposit & Treasuries | \$ 7,900,000        | 82%         |
|                        |                                      | <u>\$ 9,652,688</u> | <u>100%</u> |