

**Trimble, Bill**

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**From:** Edda Eller [edda@pfprogress.org]  
**Sent:** Tuesday, October 18, 2005 1:49 PM  
**To:** Trimble, Bill; RTARMISTEAD@ARMISTEADMECHANICAL.COM; octrust4@frontiernet.net; dcoleman@warwick.net; dmacfarland@riversidebankhv.com; steinbrg@frontiernet.net  
**Subject:** IDA Minutes September 21 2005

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCYMINUTESSeptember 21, 2005

A regular meeting of the Orange County Industrial Development Agency was convened in public session on September 21, 2005 at 3:00 P.M. at the County Government Center, Goshen, in Orange County, New York.

The meeting was called to order by the Chairman, John Steinberg, and upon roll being called, the following were

PRESENT: David MacFarland, John Steinberg, John Borland, Stephen Brescia, Daniel Coleman, Henry Van Leeuwen

ABSENT: Robert Armistead

ALSO PRESENT: William Trimble – Administrator Director  
Edda Eller, Recording Secretary  
Phil Crotty - Attorney  
Michael Levensohn – Times Herald-Record  
Chuck Seliga – Stewart International Airport  
Russ Gaenzle – Harris Beach  
William Richards, Catherine Chew, Joseph Cutshall-King –  
Orange County Community College  
Maureen Halahan – Orange County Partnership

Opening the meeting, Chairman John Steinberg asked for a motion to approve July 20, 2005 minutes. John Borland made a motion to approve minutes and Henry Van Leeuwen seconded motion. Minutes of July 20th approved by all members present.

John Steinberg informed members that Robert Hannan of the Orange County Capital Development Corp. would like to come to the next meeting and discuss the \$500,000 request for leverage investment by the Angel Network. Henry Van Leeuwen requested that members should at least two times a year get an update from Robert Hannan of the ongoing activities of the OCCDC.

Recognized was Chuck Seliga, President of Stewart International Airport, thanking members for allowing him to brief everyone on what is happening at the Airport. Their Master Plan has been made public which sets the stage for potential development over the next 20 years. The FAA as having no fatal flaws as they continue to work with them to implement the Plan has accepted this. In addition, they are working on private development and Federal Funding on the terminal side of the airport, private cargo, corporate air and industrial development on the north side of the airport. The Airport has just been approved for a \$250,000 matching fund Federal Grant under the Small Community Air Service Development Program for marketing and promotion. Since the Airport cannot accept Federal Grants because they are private, he is recommending that the IDA accept this grant and Orange County being the sponsor. However, the IDA would have to approve an allocation of \$70,000, matching \$70,000 of airport funds. The airport and a private entity would provide the remaining \$110,000 as in-kind funds. The Airport would put up the \$250,000 and submit invoices to the IDA as they occur for reimbursement. David MacFarland made a motion to accept Resolution approving Federal Department of Transportation Grant for Stewart International Airport and Stephen Brescia seconded motion. Affirmative votes of all members present resulted in motion carried.

Recognized was William Richard of the Orange County Community College to discuss their request to the IDA of \$555,269 for the purpose of funding the College's Business Training and Professional Development Center presented at the July 20<sup>th</sup> meeting. At that time the IDA had suggested granting the money as a loan. Russ Gaenzle of Harris Beach informed members that the request may not be structured as a loan. The best the IDA can do for the College is to make an outright grant with the hope of receiving a grant back, in accordance with the submitted schedule. The grant must be subject to a public hearing, being more than \$100,000. The IDA's attorney presented a resolution regarding \$555,269 grant to Orange County Community College and calling a public hearing. John Borland made a motion seconded by Stephen Brescia to schedule a public hearing in October for approval. Affirmative votes of all members present resulted in motion carried.

Presented was authorizing the adoption of a resolution of the Orange County Industrial Development Agency authorizing the execution and delivery of certain amendment documents with respect to the St. Luke's Cornwall Hospital project. The Hospital desires to construct doctor's offices and related improvements in Cornwall, New York and a parking garage and related improvements in Newburgh, New York. Henry Van Leeuwen made a motion seconded by John Borland to accept resolution as presented. Affirmative votes of all members present resulted in motion carried.

Presented was an application of Unilock New York for financial assistance to develop a 38-acre site over three phases in order to construct three separate concrete manufacturing facilities. Each plan will be approximately 45,000 – 65,000 sq. ft. in size. The state of the art facilities will produce architectural pavers and segmental retaining walls. Associated offices, display areas and accessory storage buildings will accompany the production plants. Henry Van Leeuwen made a motion seconded by Stephen Brescia to proceed for a public hearing and an inducement resolution. Affirmative votes of all members present resulted in motion carried.

Possible activities by Affordable Housing were discussed. Applications for refinancing would have to be strictly in Orange County to be considered by the IDA.

It was stated that the 2004 audit is now complete.

Treasurer's report for July and August 2005 was presented. Treasurer's report approved by all members present as submitted.

Presented was an invitation to the Annual Membership Dinner of Mid-Hudson Pattern for Progress on October 27, 2005 at Anthony's Pier 9. John Borland made a motion seconded by Daniel Coleman to reserve a table at the annual dinner. Affirmative votes of all members resulted in motion carried.

Treasurer Henry Van Leeuwen presented the following: Received check in the amount of \$5,000.00 application fee from Unilock; voucher and payment to Philip Crotty in the amount of \$2,500.00 retainer for Unilock transaction, voucher and payment to Philip Crotty in the amount of \$1,877.39 for 7/18 to 9/21/05 legal fee, voucher and payment to Philip Crotty in the amount of \$750.00 legal fee for DOT grant agreement, voucher and payment to Orange County Partnership in the amount of \$43,750.00 for 3<sup>rd</sup> qtr., payment to New York State Insurance Fund in the amount of \$246.88 for workers' compensation, voucher and payment to Edda Eller in the amount of \$1,375.00 for 3<sup>rd</sup> qtr., voucher and payment to Edda Eller in the amount of \$37.00 for stamps, voucher and payment to Pattern for Progress in the amount of \$1,200.00 for annual dinner table.

Henry Van Leeuwen made a motion seconded by Daniel Coleman to adjourn to executive session to discuss matters of personnel matters, financial history and or promotion of particular corporation or agencies; and to discuss proposed litigation regarding Agency claim for services against an applicant project. Any subsequent action will be taken at public session.

Henry Van Leeuwen made a motion to end executive session and John Borland seconded motion.

Presented was a Resolution approving Greenwood Gardens, LLC sales tax exemption letter to November 16, 2005. Henry Van Leeuwen made a motion seconded by John Borland to approve extension. Affirmative votes of all members present resulted in motion carried.

Presented was a resolution directing IDA's attorney to prepare Breonics settlement agreement, whereby Breonics will voluntarily agree to pay off the IDA if the real estate sells before year-end, and if the real estate has not sold by year-end, Breonics will agree to sell the secured chattels and pay off the IDA. Henry Van Leeuwen made a motion seconded by Stephen Brescia for attorney to prepare agreement. Affirmative votes of all members resulted in motion carried.

Henry Van Leeuwen made a motion that this meeting be duly adjourned the time being 4:43 p.m.

Edda Eller  
Recording Secretary