

Orange County Industrial Development Agency
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Board of Directors Meeting Minutes
Wednesday, January 18, 2022

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

Staff Present: Bill Fioravanti, Marty Borrás, Sue Katzoff (via Zoom), Dennis Brady (via Zoom)

I. Call Meeting to Order

Chairman Torelli called the meeting to order at 6:24 p.m.

II. Roll Call

Mr. Fioravanti acknowledged that all Board members were present.

III. Proof of Notice

Mr. Fioravanti acknowledged that notice of the meeting had been timely and properly provided.

IV. Minutes

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 21, 2022, OCIDA BOARD OF DIRECTORS MEETING WAS MADE BY MRS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

V. Executive Session

Start 6:26 pm End 7:15pm

MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL AND POTENTIAL LITIGATION WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

MOTION TO AUTHORIZE COUNSEL TO INTERVIEW POTENTIAL WITNESSES IN CONNECTION WITH POTENTIAL LITIGATION WAS MADE BY MR. TAMBURRI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

MOTION TO APPROVE A 5% RAISE FOR THE TWO ADMINISTRATIVE STAFF MEMBERS WAS MADE BY MRS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

MOTION TO APPROVE A 5% RAISE FOR THE CEO WAS MADE BY MRS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

MOTION TO LEAVE EXECUTIVE SESSION AT 7:14 PM WAS MADE BY MR. TAMBURRI, SECONDED BY CHAIRMAN TORELLI, AND PASSED UNANIMOUSLY.

VI. Reports

Finance Committee: Chairman stated that the Finance reports were reviewed, and staff reviews and compensation discussed.

Governance Committee: Chairman noted that revising some of the OCIDA's policies, voting upon updates and new OCIDA headquarters would be discussed in the New Business portion of the meeting. He discussed future Governance topics; staff retreats and the shovel ready program.

Chairman's Report: The Chairman thanked staff, the Board, and the Consultants for a successful 2022 and noted that staff evaluations had been completed and noted that Board members had attended a monthly Chamber meeting.

CEO Report: Mr. Fioravanti stated that the 2022 audit underway and that the auditors would be at the headquarters the following week. He stated that PARIS reporting was on due March 31, and that the audit would also need to be completed and approved. He noted that Shovel Ready was ongoing and he has had a handful of meetings with Delaware Engineering and that the Shovel Ready Community survey for would roll out soon to the public in an effort to get information on what the public wants to see. He also advised that a Project Banner had been purchased for Green Thumb Industries.

VII. New Business

Approval of December 2022 Financials: The Chairman noted that the reports were reviewed at the Finance Committee meeting, he also noted that the OCIDA came in at \$638,000 below its budgeted expenses and stated that the committee recommended the report be presented to the full Board for consideration.

A MOTION TO APPROVE THE DECEMBER 2022 FINANCIALS AS PRESENTED WAS MADE BY MR PALLADINO, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

December 2022 – January 2023 Payables: Payables were reviewed at the Finance Committee meeting and a recommendation was made to present it to the full Board for consideration.

A MOTION TO APPROVE THE DECEMBER 2022 – JANUARY 2023 PAYABLES AS PRESENTED WAS MADE BY MRS. WALSKI, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

Approval of proposed Recapture Policy: The policy was discussed at the Governance Committee meeting with a request for Counsel to review and revise. Counsel noted that while the policies are available to the public, they are included in the UTEP policy and therefore or not as easily visible. She noted what General Municipal Law required and suggested the policies be separated from the UTEP policy and posted as stand-alone documents. She requested that the Board wait to approve the amendments.

MOTION TO DUPLICATE THE RECAPTURE POLICY AND THE PROJECT APPROVAL POLICY IN STAND-ALONE SUBSEQUENT DUPLICATE FORM ON THE WEBSITE WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

Approval of proposed Fee Structure: Mr. Fioravanti shared an example of what other regional IDAs charge for various services in addition to the application fee. The Chairman suggested tabling the topic so that the Board members can thoroughly review the report and discuss it the February 7th, 2023, Governance Committee meeting.

MOTION TO TABLE THE PROPOSED FEE STRUCTURE AS PRESENTED WAS MADE BY MRS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

Approval of addition to Local Labor Policy: The Chairman discussed adding Delaware County to the current Labor Policy.

A MOTION TO APPROVE THE ADDITION TO OCIDA'S CURRENT LOCAL LABOR POLICY AS PRESENTED WAS MADE BY MRS. WALSKI, SECONDED BY CHAIRMAN TORELLI, AND PASSED UNANIMOUSLY.

OCIDA Headquarters Lease: Mr. Fioravanti gave a presentation of various class A office options in Goshen and New Windsor. The Chairman requested that a vote be tabled until the Board tours some of the options presented.

VIII. Adjournment

MOTION TO ADJOURN THE MEETING WAS MADE BY MRS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.

THE MEETING CLOSED AT 9:00 PM