



Empowering Businesses. Inspiring Growth.

Michael Torelli, Chairman • **Dean Tamburri**, 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

Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on November 16, 2022, immediately following the Orange County Funding Corporation meeting 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 the minutes from the October 19th, 2022 BOD meeting
- **Committee Meetings-** Finance Committee Report
(Financial Reports, Payables)
- **New Business**
 - Vote on October 2022 Financial Reports – Bill Fioravanti
 - Vote on October/November Payables – Bill Fioravanti
 - Vote on Investments
- **Chairman’s Report**
- **CEO Report**
- **Executive Session**
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: November 09, 2022

By: William Fioravanti – Chief Executive Officer



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Date: November 06, 2022
From: Mike Torelli
RE: Next Meeting Date

IDA Board Meeting Notice

The next Board of Directors meeting of the
Orange County Industrial Development Agency is:

Wednesday, November 16, 2022
immediately following the
5:30pm OCFC meeting

OC Government Center
255 Main Street, Goshen
Community Room

To watch the livestream, please visit our website: www.ocnyida.com

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

Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, NY 12553
Tel (845) 234-4192

Board of Directors Meeting Minutes
Wednesday, October 19, 2022

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.

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

Staff Present: Bill Fioravanti, Marty Borrás, Dennis Brady, (A/V via Zoom), Sue Katzoff (General Counsel via Zoom), L. Micah Ordway (Bousquet Holstein via Zoom)

Others Present: Chris Canada (Hodgson Russ Bond Counsel)

I. Call Meeting to Order

Chairman Torelli called the meeting to order at 6:00 p.m.

II. Roll Call

Mr. Fioravanti acknowledged the Board members present.

III. Proof of Notice

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

IV. Minutes

Approval of minutes from the September 21, 2022, OCIDA and OCFC Board meetings. **A MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 21, 2022, OCIDA AND OCFC BOARD OF DIRECTORS MEETINGS WAS MADE BY MS. WALSKI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

V. Committee Meetings

Mr. Fioravanti gave a summary of the Audit Committee meeting and the audit RFP respondent to be approved later in this meeting. He noted the scope and fee of the audit is in line with past

audits and stated that the OCIDA will be reissuing the 2023 RFP audit. He discussed the Walgreen's local labor waiver request and stated that Walgreen's only sought sales tax exemption on special equipment installation which must be done by a certified installer. He stated that he is looking into options to determine whether local labor can perform the installation.

The Chairman gave a brief update on the financial reports and payables and the informal rec to accept and provide the report and payables for approval by the full board and noted that a recommendation for investment had not yet been made but a discussion will be brought up in New Business. Bill reviewed investment and interest earnings and all the recurring/typical monthly bills. **A MOTION TO APPROVE THE SEPTEMBER 2022 FINANCIAL REPORT AS PRESENTED WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED BY UNANIMOUSLY.**

Mr. Fioravanti reviewed the September/October 2022 Payables which included the typical bills and payments. He noted that this would be the last payments to Danza Leser for the Middletown location rent, staff gross wages, contracted professional services, and all other portion of the report. He noted the legal pass-through to cover The Accelerator bills. He stated that Ms. Reilly is currently working with the bank to eliminate the Accelerator account.

The Chairman asked for a motion to approve the September/October 2022 payables as presented at the September 13, 2022, Finance Committee meeting. **A MOTION TO APPROVE THE SEPTEMBER/OCTOBER 2022 PAYABLES WAS BY MS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

VI. New Business

Mr. Fioravanti requested approval to allow staff to engage PKF O'Connor Davies to perform the 2022 audit for the OCIDA and OCFC. **A MOTION TO ACCEPT PKF O'CONNOR DAVIES TO PERFORM THE 2022 AUDITS FOR THE OCIDA AND THE OCFC WAS MADE BY MR. TAMBURRI, SECONDED BY MS. WALSKI, AND PASS INANIMOUSLY.**

Mr. Fioravanti requested approval to allow staff to engage Capacity Marketing to market our services and educate the public on the benefits the OCIDA provides. He stated that 88 Studios will continue to perform the audio/visual services. **A MOTION TO APPROVE CAPACITY MARKETING FOR ONE YEAR AS THE OCIDA AND OCFC'S NEW MARKETING FIRM WAS MADE BY MR. TAMBURRI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

Vote on new Committee Assignments: The Board reviewed the updated assignment list during the OCFC meeting.

The original Committees and members were:

- Governance:** Michael Torelli, Dean Tamburri, Vincent Odock
- Finance:** James Rinaldi, Michael Torelli, Dean Tamburri,
- Audit:** Susan Walski, Vincent Odock, James Rinaldi, Michael Torelli,
- Accelerator:** Dean Tamburri, Michael Torelli, Susan Walski

The new Committees and Members are:

- Governance:** Michael Torelli, Dean Tamburri, Vincent Odock, Giovanni Palladino
- Finance:** James Rinaldi, Michael Torelli, Dean Tamburri, Marc Greene
- Audit:** Susan Walski, James Rinaldi, Michael Torelli, Marc Greene
- Accelerator:** Dean Tamburri, Michael Torelli, Susan Walski, Giovanni Palladino

A MOTION TO APPROVE THE NEW COMMITTEE ASSIGNMENTS WAS MADE BY MR. TAMBURRI, SECONDED BY CHAIRMAN TORELLI, AND PASSED UNANIMOUSLY.

Vote on 2024 through 2026 Budget Draft: A MOTION TO APPROVE THE 2024 THROUGH 2026 BUDGET DRAFT WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

VII. Executive Session

A MOTION TO GO INTO EXECUTIVE SESSION AT 6:31 PM TO DISCUSS POTENTIAL LITIGATION WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

The Board returned from Executive Session at 7:32 PM.

New business continued: Mr. Fioravanti added PARIS reporting to the agenda and stated that the OCIDA would be working with Ms. Julie Marshall from Harris Beach to assist with PARIS reporting on an hourly basis. **A MOTION TO APPROVE MS. MARSHALL OF HARRIS BEACH TO PROVIDE PARIS REPORTING SERVICES WAS MADE BY MS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED BY UNANIMOUS ROLL CALL.**

A MOTION TO PAY THREE INVOICES FROM PAST BUSINESS OF 2021 TOTALING \$65,000 AS FOLLOWS: \$25,000 TO HUDSON VALLEY AGRIBUSINESS DEVELOPMENT CENTER, \$30,000 TO WOMEN’S ENTERPRISE DEVELOPMENT CENTER, AND \$10,000 TO FRIENDS OF THE ORANGE COUNTY YOUTH BUREAU - WITH NO COMMITMENT TO FUND ANY SUCH PROGRAMS IN THE FUTURE - WAS MADE BY MS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED WITH 5 YEAS, ONE NAY BY CHAIRMAN TORELLI, AND ONE ABSTENTION FROM DR. ODOCK.

A MOTION TO SET A THIRTY (30) DAY TIME PERIOD STARTING FROM OCTOBER 19, 2022 TO SUBMIT VOUCHERS/INVOICES FOR REIMBURSEMENTS ON ANY OUTSTANDING CONTRACTS FROM 2021 WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED WITH 6 YEAS AND ONE NAY BY CHAIRMAN TORELLI.

VIII. Adjournment

There being no further business to discuss, A MOTION TO ADJOURN THE MEETING WAS MADE BY MS. WALSKI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY. THE MEETING CLOSED AT 7:53 PM.

**Orange County Industrial Development Agency
Budget vs. Actuals: FY_2022 - FY22 P&L**

	Oct 2022			YTD		
	Actual	Budget	over Budget	Actual	Budget	over Budget
Income						
40000 Application Fee		833.00	-833.00	22,500.00	10,000.00	12,500.00
40300 Closing Fees		67,500.00	-67,500.00	195,000.01	810,000.00	-614,999.99
40400 IDA Administrative Fees			0.00	204,393.40	0.00	204,393.40
41000 Local Labor Auditing Fees Income (pass-thru)		9,167.00	-9,167.00	0.00	110,000.00	-110,000.00
42000 Other IDA Fees		2,775.00	-2,775.00	6,568.96	33,300.00	-26,731.04
42500 Other income			0.00	1,500.00	0.00	1,500.00
43000 Pass Thru Legal Fees		833.00	-833.00	12,500.00	10,000.00	2,500.00
44000 Subtenant Rents	4,036.25	4,041.00	-4.75	55,922.16	48,489.00	7,433.16
49000 Interest Earnings	5,228.85	1,000.00	4,228.85	23,214.87	12,000.00	11,214.87
Total Income	\$ 9,265.10	\$ 86,149.00	-\$ 76,883.90	\$ 521,599.40	\$ 1,033,789.00	-\$ 512,189.60
Gross Profit	\$ 9,265.10	\$ 86,149.00	-\$ 76,883.90	\$ 521,599.40	\$ 1,033,789.00	-\$ 512,189.60
Expenses						
60000 Administrative Costs			0.00	0.00	0.00	0.00
60001 Bad Debt Expense			0.00	773.50	0.00	773.50
60002 Bank Service Charges	70.93		70.93	417.98	0.00	417.98
60003 CFO/Bookkeeping Services	2,450.00	1,958.00	492.00	25,906.75	23,500.00	2,406.75
60004 Fiscal Audit		5,417.00	-5,417.00	32,900.00	65,000.00	-32,100.00
60005 Insurance		2,744.00	-2,744.00	11,098.10	32,928.00	-21,829.90
60006 Office Supplies and Postage	786.96	950.00	-163.04	9,751.02	11,400.00	-1,648.98
60007 Professional Fees		333.00	-333.00	3,665.00	4,000.00	-335.00
60008 Travel, Lodging, Meals	139.30	483.00	-343.70	1,537.08	5,800.00	-4,262.92
Total 60000 Administrative Costs	\$ 3,447.19	\$ 11,885.00	-\$ 8,437.81	\$ 86,049.43	\$ 142,628.00	-\$ 56,578.57
60100 Agency Contribution Costs			0.00	0.00	0.00	0.00
60101 External Projects & Programs (Agents)		9,167.00	-9,167.00	35,000.00	110,000.00	-75,000.00
Total 60100 Agency Contribution Costs	\$ 0.00	\$ 9,167.00	-\$ 9,167.00	\$ 35,000.00	\$ 110,000.00	-\$ 75,000.00
60200 Agency Support Expenses			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	5,921.36	2,500.00	3,421.36	44,180.91	30,000.00	14,180.91

60202 Marketing & PR	539.00	4,000.00	-3,461.00	11,271.24	48,000.00	-36,728.76
60203 Memberships and Events	90.00	471.00	-381.00	3,468.00	5,650.00	-2,182.00
60204 Training and Education		375.00	-375.00	0.00	4,500.00	-4,500.00
Total 60200 Agency Support Expenses	\$ 6,550.36	\$ 7,346.00	-\$ 795.64	\$ 58,920.15	\$ 88,150.00	-\$ 29,229.85
60400 Projects/Programs			0.00	0.00	0.00	0.00
60401 Bond Counsel (pass-thru)		833.00	-833.00	5,000.00	10,000.00	-5,000.00
60402 Cost-Benefit Analyses		375.00	-375.00	1,000.00	4,500.00	-3,500.00
60404 Legal Counsel	1,150.69	8,333.00	-7,182.31	33,740.96	100,000.00	-66,259.04
60405 Legal, Pass Thru			0.00	55,813.14	0.00	55,813.14
60406 Local Labor Auditing Fees Expense (pass-thru)	6,760.00	9,167.00	-2,407.00	30,635.00	110,000.00	-79,365.00
60407 Research and Support		1,667.00	-1,667.00	0.00	20,000.00	-20,000.00
60408 Shovel Ready Program		25,000.00	-25,000.00	0.00	300,000.00	-300,000.00
Total 60400 Projects/Programs	\$ 7,910.69	\$ 45,375.00	-\$ 37,464.31	\$ 126,189.10	\$ 544,500.00	-\$ 418,310.90
61000 Payroll Expenses			0.00	0.00	0.00	0.00
61001 Employee Benefits	2,702.89	2,750.00	-47.11	27,126.81	33,000.00	-5,873.19
61002 Payroll Taxes & Fees (Staff Line)	1,802.07	2,368.00	-565.93	19,371.32	28,416.00	-9,044.68
61003 Salaries	18,912.84	23,680.00	-4,767.16	201,943.83	284,160.00	-82,216.17
Total 61000 Payroll Expenses	\$ 23,417.80	\$ 28,798.00	-\$ 5,380.20	\$ 248,441.96	\$ 345,576.00	-\$ 97,134.04
62000 Building Expenses			0.00	0.00	0.00	0.00
62002 Building Rent	34,495.50	12,841.00	21,654.50	202,838.11	154,086.00	48,752.11
62003 Building Utilities	622.83	4,393.00	-3,770.17	15,836.32	52,720.00	-36,883.68
62005 Equipment Maintenance		125.00	-125.00	0.00	1,500.00	-1,500.00
62006 Internet and Telephones	1,715.36	2,310.00	-594.64	21,460.16	27,720.00	-6,259.84
62007 Maintenance	2,458.25	8,555.00	-6,096.75	22,349.32	102,656.00	-80,306.68
62008 Repairs/Renovations		667.00	-667.00	1,288.02	8,000.00	-6,711.98
Total 62000 Building Expenses	\$ 39,291.94	\$ 28,891.00	\$ 10,400.94	\$ 263,771.93	\$ 346,682.00	-\$ 82,910.07
Total Expenses	\$ 80,617.98	\$ 131,462.00	-\$ 50,844.02	\$ 818,372.57	\$ 1,577,536.00	-\$ 759,163.43
Net Operating Income	-\$ 71,352.88	-\$ 45,313.00	-\$ 26,039.88	-\$ 296,773.17	-\$ 543,747.00	\$ 246,973.83
Other Expenses						
99999 Reconciliation Discrepancies			0.00	0.00	0.00	0.00
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Income	-\$ 71,352.88	-\$ 45,313.00	-\$ 26,039.88	-\$ 296,773.17	-\$ 543,747.00	\$ 246,973.83

Orange County Industrial Development Agency
 Banks Accounts/Certificates of Deposit/Money Markets Accounts
 As of October 30, 2022

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate	Interest Earned MTD
--	--	--	--			--	
5/18/22	11/18/22	6 months	Orange Bank & Trust	\$	250,374	0.20%	0.20%
11/18/21	8/18/22	9 months	Orange Bank & Trust	\$	250,467	0.25%	0.25%
3/31/22	3/31/23	24 months	Connect One	\$	250,000	0.25%	0.25%
4/4/22	10/4/23	18 months	Empire State Bank	\$	250,741	0.60%	0.40%
6/22/22	5/22/24	23 months	Connect One	\$	400,000	1.90%	1.90%
7/20/22	7/20/24	24 months	Walkill Valley Federal Savings & Loan	\$	401,626	2.00%	2.00%
7/14/22	7/13/23	12 months	First Federal Savings of Middletown	\$	401,015	1.26%	1.26%
9/22/22	6/22/23	9 months	Lakeland Bank	\$	250,467	2.00%	2.00%

Bank	Account Type	Amount	% of total
Chase Bank	Checking Account - IDA Ops	\$ 5,220,165	55%
Orange Bank & Trust	Checking Account - Accelerator Ops	\$ 98,212	1%
M&T	Bank Account	\$ -	0%
Orange Bank & Trust	Checking Account - Trust Escrow	\$ 74,257	1%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	\$ 2,454,690	26%
Sterling / Webster Bank	Money Market	\$ 1,729,573	18%
		<u>\$ 9,576,897</u>	<u>100%</u>

OCIDA Vendor Payment Approval
Recurring Bldg Services
November 16, 2022

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

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
Orange & Rockland	26670-19018	Electricity	Warwick	9/19/22-10/19/22	493.92
Orange & Rockland Total					493.92
Complete Document Solutions	IN522986	B/W & Color Copies	4 Crotty Ln	10/2/22 - 11/1/22	182.89
Complete Document Solutions Total					182.89
First Columbia 4-LA, LLC	(blank)	Rent and CAM	4 Crotty Ln	December 2022	10,443.75
	6070-100-20221012	Gas & Electric	4 Crotty Ln	8/18/22 - 9/16/22	321.63
First Columbia 4-LA, LLC Total					10,765.38
ALTEVA OF WARWICK	1014804	Internet	Warwick	October 2022	90.71
ALTEVA OF WARWICK Total					90.71
88 Studio, LLC	(blank)	Website, Google, Go Daddy, Meeting Support	4 Crotty Ln	October 2022	2,500.00
88 Studio, LLC Total					2,500.00
MidHudson News.com	September 2022	Banner Advertising	4 Crotty Ln	September 2022	1,000.00
	October 2022	Banner Advertising	4 Crotty Ln	October 2022	1,250.00
MidHudson News.com Total					2,250.00
KR Cleaning	-	Cleaning	4 Crotty Ln	November 2022	650.00
KR Cleaning Total					650.00
Frontier	343-2409-020218-4	Ethernet, Wireless, and phone service	Middletown	10/2/22-11/1/22	96.90
	196-0019-090418-4	Ethernet, Wireless, and phone service	Middletown	10/4/22-11/3/22	418.44
	196-1205-020818-4	Ethernet, Wireless, and phone service	Middletown	10/4/22-11/3/22	315.00
	196-0043-020218-4	Ethernet, Wireless, and phone service	Middletown	10/15/22-11/14/22	599.00
Frontier Total					1,429.34
Crystal Rock	101422	Water, bottle deposit, delivery fee, Late charge	4 Crotty Ln	October 2022	21.81
Crystal Rock Total					21.81
Marangi Disposal	2A103686	Trash & Recycle	Middletown	October 2022	111.01
Marangi Disposal Total					111.01
National Business Leasing	77655694	Copier	Middletown	9/15/22 - 10/14/22	368.75
	77936371	Copier	Middletown	10/15/22 - 11/14/22	376.67
	229707	Copier - Buy out	Middletown	11/9/2022	2,478.22
National Business Leasing Total					3,223.64
Charter Communication(Time Warner)	20-899-0015224	4 Crotty Lane	4 Crotty Ln	9/28/22-10/27/22	195.31
Charter Communication(Time Warner) Total					195.31
Town of Warwick	46-1-39.22*00	Water & Sewer	Warwick	7/1/22-9/30/22	476.62
Town of Warwick Total					476.62
Cardmember Service (OB&T Visa)	53527392	Late Fee / Interest	4 Crotty Ln	9/10/22 - 10/11/2022	16.11
		Go Daddy (3 Users @ 6.48 ea)	4 Crotty Ln	9/10/22 - 10/11/2022	19.44
		Go Daddy (5 Users @ 17.29 ea)	4 Crotty Ln	9/10/22 - 10/11/2022	86.45
		QuickBooks Online (3 Users @ 91.91 ea)	4 Crotty Ln	9/10/22 - 10/11/2022	275.73
Cardmember Service (OB&T Visa) Total					397.73
Credit Card Payment Process	3074	Go Daddy	4 Crotty Ln	10/17/2022	142.60

		Go Daddy (1 Domain Renewal \$ 37.99 & 2 Users 71.88 ea	4 Crotty Ln	10/1/2022	193.43
		Go Daddy (2 Users 71.88 ea + 11.68 tx)	4 Crotty Ln	10/17/2022	155.44
	172725723	Zultys / ITC phones	4 Crotty Ln	10/18/2022	179.70
		Zoom	4 Crotty Ln	9/26/2022	40.00
	4568981011 & 4564033:	Office Supplies, Zoom, Go Daddy, Google G Suite, Interest Charge	4 Crotty Ln	10/3/2022	269.24
	02j0448317057	Office Supplies, Zoom, Go Daddy, Google G Suite, Interest Charge	Middletown	10/1/2022	7.56
Credit Card Payment Processing (M&T Bank Visa) Total					987.97
EA Workforce / Staffline	-	IDA Staff - Gross Wages	4 Crotty Ln	October 2022	23,557.10
EA Workforce / Staffline Total					23,557.10
Capacity Marketing	1577	Marketing and PR	4 Crotty Ln	10/27/2022	12,000.00
Capacity Marketing Total					12,000.00
Zultys, Inc.	329845	Office Phones 11/01/22 Installation	4 Crotty Ln	11/1/2022	273.31
Zultys, Inc. Total					273.31
Grand Total					59,606.74

OCIDA Vendor Payment Approval
Monthly Contracts
November 16, 2022

Approv ID	(Multiple Items)
Category	Monthly Contracts
Amt	Y

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
Loewke Brill Consulting	16-011-075	Site Visits & Reporting	4 Crotty Ln		3,415.00
Loewke Brill Consulting Total					3,415.00
Bousquet Holstein PLLC.	242911	OCIDA General Counsel	4 Crotty Ln		1,659.50
	242912	OCIDA vs. Cozzolino	4 Crotty Ln		3,300.00
Bousquet Holstein PLLC. Total					4,959.50
RBT CPAs	218292	Monthly Retainer / Bookkeeper /Quickbooks, and Additional Advisory Service	4 Crotty Ln		1,225.00
RBT CPAs Total					1,225.00
Grand Total					9,599.50

OCIDA Vendor Payment Approval
All Other
November 16, 2022

Approv ID	(Multiple Items)
Category	All Other
Amt	Y

Vendor	Invoice	Purpose/Description	Location	Service Date(s)	Sum of Amount
CFOS-Friends of the Orange C	Jan-Dec 2021	Reimbursement for Services as part of Grant	4 Crotty Ln	Jan-Dec 2021	10,000.00
CFOS-Friends of the Orange County Youth Bureau Total					10,000.00
Women's Enterprise Develop	(blank)	Entrepreneurship Program, Workshops	4 Crotty Ln	Jan - Dec 2021	30,000.00
Women's Enterprise Development Center Inc. Total					30,000.00
Bousquet Holstein PLLC.	(blank)	Legal Pass-through / Mack Bros Closing	4 Crotty Ln	10/18/22	2,500.00
Bousquet Holstein PLLC. Total					2,500.00
ITC	115610	Zultys Phone Configuration/Installation	4 Crotty Ln	November 2022	725.00
ITC Total					725.00
HVADC	OCIDA 2021	Agent of the IDA	4 Crotty Ln	1/1/21-12/31/21	25,000.00
HVADC Total					25,000.00
Orange County Partnership	2022-9128	OC Partnership Annual Dinner (12/6/22)	4 Crotty Ln	10/27/2022	195.00
Orange County Partnership Total					195.00
Grand Total					68,420.00