



Robert T. Armistead, Chairman • **Mary Ellen Rogulski**, Vice Chairman • **John Steinberg, Jr.**, Second Vice Chairman
Stephen Brescia, Secretary • **Henry VanLeeuwen**, Assistant Secretary • **Robert J. Schreibeis, Sr.** • **Edward A. Diana**
James R. Petro, Jr., Chief Executive Officer • **Laurie Villasuso**, Associate Executive Director •
Kevin Dowd, Attorney • **Joel Kleiman**, Chief Financial Officer

Agenda

PLEASE TAKE NOTICE, The Orange County Funding Corporation will hold a regularly scheduled meeting on December 10, 2015 immediately following the Orange County Industrial Development Agency meeting at The Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York, to consider and/or act upon the following:

Order of Business

- **Roll Call**
- **Approval of the minutes from November 12, 2015 meeting**
- **Financial Reports and/or Requests for Payments**
- **New and Unfinished Business**
- **Resolutions**
 - None
- **Such other and further business as may be presented**
- **Public Comments**
- **Adjournment**

Dated: December 2, 2015

Stephen Brescia, Secretary

By: James R. Petro, Jr., Chief Executive Officer

ORANGE COUNTY FUNDING CORPORATION

MINUTES

November 12, 2015

A regular meeting of the Orange County Funding Corporation was convened in public session on November 12, 2015 at 3:46 P.M. at the Newburgh Armory Unity Center, Newburgh, New York.

The meeting was called to order by the Chairman, Robert Armistead, and upon roll being called, the following were:

PRESENT: Robert Armistead, Mary Ellen Rogulski, Henry VanLeeuwen, Edward Diana, Robert Schreiber, John Steinberg

ABSENT: Steve Brescia

ALSO PRESENT: James Petro – Executive Director
Laurie Villasuso – Associate Executive Director
Kevin Dowd – IDA Attorney
Joel Kleiman – CFO
Rachel Baranello Endress – Harris Beach
James Walsh – TH-R
Bill Kaplan – Newburgh Armory Unity Center
Vincent Cozzolino – Galileo Technology Group

Chairman Armistead calls to order the regular meeting of the Orange County Funding Corporation, November 12, 2015 Board consists of six members. There is a quorum.

Review of the prior October 8, 2015 meeting minutes. Motion to approve the minutes as presented made by VanLeeuwen seconded by Rogulski. Motion carries with all in favor.

Roll Call taken.

Financial Reports and/or Requests for Payment

Mr. Kleiman reviews the income and expense summary with revenues exceeding expenses by \$144,460. Ms. Rogulski asked about the Sheri Torah closing that was posted in last month's meeting. Ms. Villasuso stated that yes it did close but was not posted in November's meeting due to it being deposited in November for a total of \$120,000. Mr. Kleiman reviews the bank accounts and states there is about \$733,466 between checking accounts and investments.

Lastly, he reviews the payments submitted for approval which comes to \$45,857.46,

Motion made by Steinberg, seconded by Schreiber, that the Board accept the financial reports and authorize payments and vouchers for November 2015. Open for discussion. Affirmative votes of all members present resulted in motion carried.

New and Unfinished Business

Mr. Kaplan handed out Newburgh Armory Unity Center packet and gave a brief summary of each item that was on the agenda in his packet. Mr. Kaplan highlighted the Armory Unity Center will be celebrating their 5th Anniversary.

With no further business, meeting called for adjournment by Chairman Armistead, motion made by Steinberg, seconded by Schreiber, the time being 4:07 p.m.



PROJECT EXPENDITURE APPLICATION FORM

ORGANIZATION

Name of Organization: Newburgh Army Unity Center DATE: 11/12/2015

Project Title: Lower Level Education and community rooms

Address: 321 South William St.

City/Zip Code: Newburgh NY 12550

Telephone: 845 245 4035 E-mail Address: wkaplan@stat302.com

Name of Contact: William Kaplan

Title: CEO

Specific amount requested from OCFC: \$ 350,000.00

Have you received any grants or other forms of assistance from the Orange County Funding Corporation in the past? Yes No Dates and amounts _____

Have you received any other assistance from other agencies or organizations? Yes No
If yes, please indicate from whom and the type or amount. _____

(Please remember that your request will receive the same consideration whether or not you have had previous requests in the past with the Orange County Funding Corporation.)

ORGANIZATION BACKGROUND

(Include a brief history of your organization.)

Orange County Industrial Development Organization Funding Corporation Request

Submitted by Newburgh Armory Unity Center, November 2015

ORGANIZATIONAL BACKGROUND

The **Newburgh Armory Unity Center (NAUC)**, located at 321 South William Street in the City of Newburgh, is a not-for-profit organization where area children and their families can come together to enjoy a variety of recreational activities and entertainment events, and as importantly, to take advantage of a growing list of educational programs aimed at helping the young and old to grow as well-informed, responsible and productive members of society.

NAUC provides a diversity of educational, athletic and personal development programs, in collaboration with other community organizations, while promoting civic unity among people of diverse racial, ethnic, religious, and economic backgrounds and conditions.

NAUC is convenient to all major highways and accessible by public transportation – making it centralized community hub for the city and surrounding towns, as well as to the entire mid-Hudson region, when it draws those interested in its larger events and initiatives, such as the Pathways to Citizenship project.

Over the past year, there has been a significant increase in the number of programs and events offered at NAUC, all of which are making a tremendous impact on Orange County residents and local businesses. An overview of some of those projects follows.

LEARNING – *One of NAUC's primary areas of focus in education are reading programs for preschool-6th grades and other academics, athletics, health and wellness activities for students in preschool-12th grades. More than 20,000 students and their families will be positively impacted in 2016 by the following NAUC educational programs.*

- **LEAP: Literacy Education Advocacy Program** – Working together, NAUC, Mount Saint Mary College, SUNY New Paltz, and the Newburgh Enlarged City School District have pooled their resources to create a truly unique reading and writing program for students in grades 1 through 6. NAUC constructed a \$250,000 state-of-the-art Literacy Center, which was completely occupied the majority of the summer with free one-on-one tutoring for Newburgh School District students in need of reading remediation. The Literacy Center will be used in similar one-on-one remediation programs, administered by staff and student teachers from Mount Saint Mary College and SUNY New Paltz, almost every afternoon and evening, as the LEAP program continues to operate on site throughout the 2015-2016 school year. More than 500 children have already benefited since the program was piloted in 2013. LEAP will continue to provide remediation services for more than 100 additional students and their parents through the end of this year.
- **Saturday Morning Enrichment Program** – NAUC's Saturday Morning Enrichment Program has also experienced tremendous growth in the last six months. The program now offers more than a dozen free 7- to 12-week classes in reading, math, science, music and the arts, which have been taken

by nearly 1,600 registered students so far this year. The number of students taking advantage of the Saturday morning enrichment classes is still expected to increase through the 2015-2016 school year.

- **After-School Programs** – Several after-school programs sponsored by SUNY New Paltz and other local youth organizations are in place for the 2015-16 school year, including a small-group tutoring program for high school students, designed to help them pass critical college entrance exams and prepare better for transitioning to college and careers.
- **SUNY Institute of Technology (SUNY IT)** – SUNY IT has built a state-of-the-art Machinist Training Center and Smart Classroom at NAUC. The first classes in the new space were held in the fall of 2014 and involved sheet metal fabrication training that resulted in employment for more than a dozen students. Additional planned SUNY IT offerings will include a mix of business and manufacturing industry skills training programs and for-credit classes at both the undergraduate and graduate college levels.

PATHWAYS TO CITIZENSHIP – *A secondary priority for NAUC educational programs are those leading to naturalization and preparation for citizenship. Hundreds of families have already benefited from these services and with the addition of several major citizenship organizations at NAUC, we anticipate a significant increase in those numbers in the coming year.*

- **U.S. Citizenship and Immigration Services** recently opened its first satellite office between New York City and Albany at NAUC, which now allows residents from a seven-county area to have the important fingerprinting step in becoming a citizen - along with a variety of other naturalization services - taken care of without having to travel at great cost all the way to the two nearest major metropolitan areas. The USCIS office is already providing much-needed services to as many as 60 visitors per day since opening in August 2014, and hours and days of operation are expected to be expanded in the near future.
- **Catholic Charities** is also staffing a full-time office to assist area residents in need of immigration and naturalization services, as well as providing free legal services from attorneys and legal aides who visit the office three days a week. Since launching its Office for New Americans program at the Armory in mid-August 2014, more than 5,200 area residents and their family members have visited the Catholic Charities office at NAUC to get immigration assistance.
- **Latinos Unidos of the Hudson Valley**, which provides additional free referral services for the region's rapidly growing Latino and Hispanic communities, also operates from an office at NAUC, and annually provides needed support services to hundreds of Newburgh city and Orange County residents.
- **Additional programs assisting in preparation for citizenship** are offered at the Armory through NAUC and SUNY Orange, including English as a Second Language (ESL) for Spanish-speaking adults, and Citizenship Test Preparation classes.

ATHLETICS – *More than 26,000 children and adults have participated in or attended sporting events at NAUC in the past year. The 20,000-square-foot indoor arena, featuring a synthetic-turf-field, has been used for a number of regional sporting events, including youth and adult soccer and lacrosse leagues,*

clinics and tournaments, While the gymnasium is used most often for basketball and volleyball, this year, NAUC has also hosted wrestling events, Zumba and karate instruction for children and adults there.

- **City of Newburgh Recreation Department** – NAUC has recently begun a more formal collaboration with the City of Newburgh Recreation Department to host a variety of activities, including the City’s first basketball leagues for youth and adults in nearly 10 years, as well as their six-week summer camp for 50 children in grades 1-6. The City’s various basketball leagues, clinics and tournaments have already brought more than 29,000 players and spectators to NAUC in 2015. Thousands more are expected to attend Recreation Department sporting activities at NAUC in the fall and winter.
- **Additional Sports Groups** – Many other groups have used the NAUC this year, including Mount St. Mary College, Hudson Valley Renegades, Newburgh Pop Warner, Boys & Girls Club of Newburgh, YMCA of Middletown, Zumba, Zen Martial Arts, the Special Olympics Basketball Teams, and various local soccer and lacrosse clubs.

Community Events – NAUC also provides an inviting meeting place for other community organizations and volunteer groups that need the resources and facilities that NAUC offers. NAUC welcomes visiting organizations to conduct their own programs with their own expertise, and also has become increasingly involved in facilitating collaborations among different organizations for the benefit of the community. Larger events, such as Rodeo Tierra Caliente, have been attended by more than 43,000 people, impacting local businesses and generating tourism to the area in 2015. NAUC has also been used this past year for an increasing number of large private and community events such as the 21st Annual Orange County Citizen Foundation’s Ottaway Foundation Dinner, Circo Hermanos Vazquez, birthday parties, and other special family celebrations that draw as many as 300-400 people per event.

- Many other community groups have used NAUC’s facilities free-of-charge or at minimal cost, including: Boys and Girls Club of Newburgh, YMCA, Boys Scouts of America, Coast to Coast, Crystal Run Healthcare LLP, Greater Hudson Valley Family Health Center, Access, Occupations Inc., Orange County Citizens Foundation, Planned Parenthood Mid-Hudson Valley, Office for the Aging, Vietnam Veterans of America, San Miguel Academy, City of Newburgh Police Department, 12th Rock Ministries, Newburgh Enlarged City School District, Dispute Resolution Center Inc., Quassaick Watershed Alliance, the Salvation Army Toys for Tots Program, Kiwanis of Newburgh, Newburgh Rotary Club, United Natural Foods, Inc., Literacy Orange, Workforce Development Institute, United Health Care, OC Kinship Coalition, United Way, Life Station Centers of Excellence, and the Vet Ex Foundation

DESCRIPTION OF PROJECT

More than 200,000 people are expected to continue to attend programs and activities at NAUC through 2016. As a result, there is a need for more expansion of existing programming and rapid development of additional services and community collaborations to meet the needs of NAUC’s growing number of clients.

To address this growth, NAUC is proposing to convert the lower level of the main building, into a space suitable to support NAUC's expanding programming. The renovated space would include seven additional classrooms, four ADA complaint bathrooms, and exterior egress stairs. These additional spaces will be used as a multi-purpose rooms for conferences or community meeting rooms, and as additional classrooms for the ever growing educational programs.

We would like to begin work on this project as soon as possible in an effort to meet a spring 2016 completion goal. Detailed renderings of the proposed project may be found in the appendix of this document.

PROJECTED BUDGET

An initial construction budget estimate of approximately \$500,000 has been proposed for this project.

This estimate covers the anticipated work required to install seven new classrooms and common egress halls, exterior egress stairs, and necessary HVAC, electrical, & fire alarm system installations and upgrades, as well as to construct four ADA compliant bathrooms and necessary furniture to be used in the renovated space.

A detailed budget estimate may be found in the in the appendix of this document.

TARGET POPULATIONS AND PERFORMANCE SITE(S)

The array of programs offered at NAUC particularly targets the estimated 28,480 residents in the City of Newburgh and surrounding area, and the 12,790 City and Town Newburgh and New Windsor students in the Newburgh School District and their families, with a specific focus on youth education, as well as the entire mid-Hudson region, which is expected to benefit from our Pathway to Citizenship program and SUNY IT manufacturing industries training facility.

NAUC is also convenient to all major highways and is accessible by public transportation – making it a centralized community hub to the estimated 375,592 residents of Orange County, NY for some of its larger initiatives and special events.

EVALUATION OF SUCCESS

Success of this project will be determined by the following:

- Increased number of people that attend programs and events offered at NAUC
- Increased number of programs NAUC is able to offer
- Increased number of functions held by community organizations and residents
- Educational research being conducted to measure the impact of NAUC literacy programs on City of Newburgh children



DUTTON
ARCHITECTURE
PLLC

NEWBURGH ARMORY UNITY CENTER

**LOWER LEVEL CONVERSION AS DETAILED ON
SHEET A01
DATED 11/01/15
REVISED: 11/17/15**

Item	Unit	Quantity	Cost	Extended	Comments
7 new offices, common egress halls	SF	4,598	\$44.00	\$202,312	SF area does not include bathrooms 3-5/8" metal studs with open cell spray foam for sound attenuation, 5/8" sheetrock, taped and painted, vinyl cove base, carpet tile floor finish in the offices, painted ceiling with surface mounted lights
4 new ADA compliant toilet rooms	EA	4	\$11,500	\$46,000	ceramic tile full height on all walls, includes fixtures and accessories
exterior egress stair	LS	1	\$27,000	\$27,000	includes excavation, concrete, railings and exterior awning to protect stair
HVAC	SF	4,598	\$12	\$54,256	
Electrical	SF	4,598	\$8.25	\$37,934	
Fire Alarm	SF	4,598	\$3.25	\$14,944	
				Subtotal:	numbers include Contractors overhead and profit
Construction Contingency				\$38,245	10% to address unknown or unforeseen conditions during construction
Soft Costs				\$30,596	8% Architectural & Engineering Plans, bidding and supervision
Furniture	LS	1	\$43,000	\$43,000	
				GRAND TOTAL:	\$494,286 ALL HARD COSTS + CONTINGENCY+ SOFT COSTS

Evaluation of the owner's project budget, the preliminary estimate of construction cost and detailed estimates of construction cost, prepared by the architect, represents the architect's judgment as a design professional familiar with the construction industry. It is recognized, however that the architect has no control over the cost of labor, materials or equipment, over the contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the project budget or from any estimate of construction cost or evaluation prepared or agreed to by the architect.

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Kevin Dowd,
Attorney

2016 Funding Corporation Meeting Schedule

*Orange County Funding Corporation meetings follow the Orange County Industrial Development Agency meetings. Unless otherwise noted, the IDA meetings are scheduled for the 2:00pm on the 2nd Thursday of every month, and will be held at The Accelerator, Powered by the Orange County IDA.
Meeting date, time and/or location subject to change with notice.*

January 14th

February 11th

March 10th

April 14th

May 12th

June 9th

July 14th

August 11th

September 8th

October 13th

November 10th

December 8th

*The Accelerator, Powered by the Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553
845-220-2208*