



*Empowering Businesses. Inspiring Growth.*

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**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

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Date: November 30, 2022  
From: Mike Torelli  
RE: Next Meeting Date

## *Finance Committee Meeting Notice*

The next Finance Committee Meeting of the  
Orange County Industrial Development Agency is:

**Tuesday, December 13, 2022  
at 5:30pm**

**OC Government Center  
255 Main Street, Goshen  
Community Room**

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

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

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Finance Committee Minutes  
Tuesday, November 8, 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.**

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**Committee Members Present:** James Rinaldi, Michael Torelli, Dean Tamburri, Marc Greene

**Staff Present:** Bill Fioravanti, Kelly Reilly, Dennis Brady (via Zoom), Shannon Mannese (RBT CPAs via Zoom)

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**I. Call Meeting to Order**

Mr. Rinaldi called the meeting to order at 5:30 pm.

**II. Pledge of Allegiance**

**III. Roll Call**

Mr. Fioravanti acknowledged that the Board members were present.

**IV. Proof of Notice**

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

**V. Minutes**

**A MOTION TO APPROVE THE AUGUST 9, 2022, FINANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**A MOTION TO APPROVE THE SEPTEMBER 13, 2022, FINANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**A MOTION TO APPROVE THE OCTOBER 11, 2022, FINANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

## **VI. October 2022 Financials**

Ms. Manesse reviewed the income and investment earnings, sub-tenant rents, and monthly charges for the IDA. She noted that while there were some additional charges, the month's expenses were in line with what has been budgeted month-to-month.

**A MOTION TO PRESENT THE OCTOBER 2022 IDA FINANCIAL TO THE FULL BOARD FOR APPROVAL WAS MADE BY MR. TAMBURRI, SECONDED BY CHAIRMAN TORELLI, AND PASSED UNANIMOUSLY.**

Ms. Manesse reviewed the financial report for the OCFC which included interest earned on the COVID Resiliency Loans, the Bond Issuance Fee from Mount Saint Mary College, and a payment for the Highland Falls façade restoration project. Ms. Manesse reviewed the Resiliency loan and noted that one of the loans has been repaid in full, 10 are current and several are slated to be paid off in the coming months, 17 are behind, and 3 have not made any payments to date and recovery of the bad debt allowance is being considered.

**A MOTION TO PRESENT THE OCTOBER 2022 OCFC FINANCIAL REPORT TO THE FULL BOARD FOR APPROVAL WAS MADE BY CHAIRMAN TORELLI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**Bank Accounts:** Ms. Manesse reviewed the various IDA and OCFC investment accounts and interest earned. She confirmed that the OCIDA is diversified and staying in line with its investment policy.

**Recurring Payments:** Mr. Fioravanti discussed the invoice from Capacity Marketing and stated that there were plans to have Capacity Marketing present to the Board in December. He stated that Capacity has already begun a brand analysis and working on ways to improve the IDA's messaging. He discussed the new telephones that have been installed at the headquarters and other typical monthly charges.

**A MOTION TO PRESENT THE OCTOBER 2022 RECURRING PAYABLES TO THE FULL BOARD FOR APPROVAL WAS MADE BY MR. RINALDI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Monthly Payments:** Mr. Fioravanti reviewed the invoices for contracted services which included fees for General Counsel, RBT and last payment for the former Labor Auditors and noted that the two new auditing firms have already begun to engage some of the current projects.

**A MOTION TO PRESENT THE OCTOBER 2022 MONTHLY PAYABLES TO THE FULL BOARD FOR APPROVAL WAS MADE BY MR. RINALDI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**All Other Payments:** Mr. Fioravanti reviewed this portion of the report which included the recently approved payments to the Agents of the IDA for services that were approved and budgeted for by the previous administration in 2021 as well as fees for installation of the office phones and a purchase of a ticket to a local event.

**A MOTION TO PRESENT THE OCTOBER 2022 ALL OTHER PAYABLES REPORT TO THE FULL BOARD FOR APPROVAL WAS MADE BY MR. TAMBURRI, SECONDED BY MR. RINALDI, AND PASSED UNANIMOUSLY.**

**VII. Projected Closing Fees**

Ms. Reilly reviewed the calculations and projected closing fees for the Walgreens, CITIVA, Milmar/Mack Bros. and Royal Wine projects. Mr. Fioravanti explained that the reason for the variance from his previous report was because projected closing fees were not included but the analysis does detail what is expected once the projects close. He explained the different fees for different types of projects as detailed in the 2019 UTEP policy.

**VIII. Investment Opportunities**

Mr. Fioravanti shared what he learned about how other IDAs handle investments and is reviewing an interpretation of the IDA’s investment policy from General Counsel and noted that our policy is in line with what the OCIDA is allowed to do. Mr. Greene shared a report of the better rates for CDs and gave investment recommendations.

**IX. Adjournment**

**A MOTION TO ADJOURN WAS MADE MR. RINALDI, SECONDED MR. GREENE AND PASSED UNANIMOUSLY.**

The meeting closed at 6:41 pm.

**Orange County Funding Corp**  
**Budget vs. Actuals: FY\_2022 - FY22 P&L**  
 November, 2022

	Nov 2022			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget
<b>Income</b>						
40000 Application Fees			0.00	5,000.00	0.00	5,000.00
40200 Closing Fees			0.00	103,117.04	0.00	103,117.04
40300 Loan fees		17,108.00	-17,108.00	0.00	188,191.00	-188,191.00
48000 Interest Income - Loans	32.07	508.00	-475.93	1,785.66	5,588.00	-3,802.34
49000 Interest Earnings	293.03	200.00	93.03	1,707.33	2,200.00	-492.67
<b>Total Income</b>	<b>\$ 325.10</b>	<b>\$ 17,816.00</b>	<b>-\$ 17,490.90</b>	<b>\$ 111,610.03</b>	<b>\$ 195,979.00</b>	<b>-\$ 84,368.97</b>
<b>Gross Profit</b>	<b>\$ 325.10</b>	<b>\$ 17,816.00</b>	<b>-\$ 17,490.90</b>	<b>\$ 111,610.03</b>	<b>\$ 195,979.00</b>	<b>-\$ 84,368.97</b>
<b>Expenses</b>						
61000 Insurance Expense	784.00	1,375.00	-591.00	8,624.00	15,125.00	-6,501.00
61100 Bookkeeping		111.00	-111.00	0.00	1,221.00	-1,221.00
61200 Fiscal Audit		667.00	-667.00	0.00	7,334.00	-7,334.00
61300 Legal		1,000.00	-1,000.00	0.00	11,000.00	-11,000.00
61400 Loan Program Administration		742.00	-742.00	1,944.00	8,159.00	-6,215.00
61500 Pass Thru Legal Fees.			0.00	2,500.00	0.00	2,500.00
61600 Projects		83,333.00	-83,333.00	2,422.50	916,666.00	-914,243.50
69100 Bad Debt Expense/(Recovery)			0.00	0.18	0.00	0.18
<b>Total Expenses</b>	<b>\$ 784.00</b>	<b>\$ 87,228.00</b>	<b>-\$ 86,444.00</b>	<b>\$ 15,490.68</b>	<b>\$ 959,505.00</b>	<b>-\$ 944,014.32</b>
<b>Net Operating Income</b>	<b>-\$ 458.90</b>	<b>-\$ 69,412.00</b>	<b>\$ 68,953.10</b>	<b>\$ 96,119.35</b>	<b>-\$ 763,526.00</b>	<b>\$ 859,645.35</b>
<b>Net Income</b>	<b>-\$ 458.90</b>	<b>-\$ 69,412.00</b>	<b>\$ 68,953.10</b>	<b>\$ 96,119.35</b>	<b>-\$ 763,526.00</b>	<b>\$ 859,645.35</b>

Monday, Dec 12, 2022 06:43:33 AM GMT-8 - Accrual Basis

**Orange County Industrial Development Agency**  
**Budget vs. Actuals: FY\_2022 - FY22 P&L**  
November, 2022

	Nov 2022			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget
<b>Income</b>						
40000 Application Fee	5,000.00	833.00	4,167.00	27,500.00	9,166.00	18,334.00
40300 Closing Fees		67,500.00	-67,500.00	195,000.01	742,500.00	-547,499.99
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	100,834.00	-100,834.00
42000 Other IDA Fees		2,775.00	-2,775.00	6,568.96	30,525.00	-23,956.04
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	9,166.00	3,334.00
44000 Subtenant Rents	1,795.00	4,041.00	-2,246.00	57,717.16	44,448.00	13,269.16
49000 Interest Earnings	6,013.75	1,000.00	5,013.75	29,228.62	11,000.00	18,228.62
<b>Total Income</b>	<b>\$ 12,808.75</b>	<b>\$ 86,149.00</b>	<b>-\$ 73,340.25</b>	<b>\$ 534,408.15</b>	<b>\$ 947,639.00</b>	<b>-\$ 413,230.85</b>
<b>Gross Profit</b>	<b>\$ 12,808.75</b>	<b>\$ 86,149.00</b>	<b>-\$ 73,340.25</b>	<b>\$ 534,408.15</b>	<b>\$ 947,639.00</b>	<b>-\$ 413,230.85</b>
<b>Expenses</b>						
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	14.60		14.60	457.58	0.00	457.58
60003 CFO/Bookkeeping Services	1,225.00	1,958.00	-733.00	27,131.75	21,541.00	5,590.75
60004 Fiscal Audit		5,417.00	-5,417.00	14,400.00	59,584.00	-45,184.00
60005 Insurance	-173.00	2,744.00	-2,917.00	10,925.10	30,184.00	-19,258.90
60006 Office Supplies and Postage	3,465.68	950.00	2,515.68	13,216.70	10,450.00	2,766.70
60007 Professional Fees		333.00	-333.00	3,665.00	3,666.00	-1.00
60008 Travel, Lodging, Meals	204.25	483.00	-278.75	1,741.33	5,316.00	-3,574.67
<b>Total 60000 Administrative Costs</b>	<b>\$ 4,736.53</b>	<b>\$ 11,885.00</b>	<b>-\$ 7,148.47</b>	<b>\$ 72,310.96</b>	<b>\$ 130,741.00</b>	<b>-\$ 58,430.04</b>
60100 Agency Contribution Costs			0.00	0.00	0.00	0.00
60101 External Projects & Programs (Agents)	65,000.00	9,167.00	55,833.00	80,000.00	100,834.00	-20,834.00
<b>Total 60100 Agency Contribution Costs</b>	<b>\$ 65,000.00</b>	<b>\$ 9,167.00</b>	<b>\$ 55,833.00</b>	<b>\$ 80,000.00</b>	<b>\$ 100,834.00</b>	<b>-\$ 20,834.00</b>
60200 Agency Support Expenses			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	4,238.00	2,500.00	1,738.00	48,393.91	27,500.00	20,893.91

60202 Marketing & PR	14,250.00	4,000.00	10,250.00	25,521.24	44,000.00	-18,478.76
60203 Memberships and Events	195.00	471.00	-276.00	3,663.00	5,180.00	-1,517.00
60204 Training and Education		375.00	-375.00	0.00	4,125.00	-4,125.00
<b>Total 60200 Agency Support Expenses</b>	<b>\$ 18,683.00</b>	<b>\$ 7,346.00</b>	<b>\$ 11,337.00</b>	<b>\$ 77,578.15</b>	<b>\$ 80,805.00</b>	<b>-\$ 3,226.85</b>
60400 Projects/Programs			0.00	0.00	0.00	0.00
60401 Bond Counsel (pass-thru)		833.00	-833.00	5,000.00	9,166.00	-4,166.00
60402 Cost-Benefit Analyses		375.00	-375.00	1,000.00	4,125.00	-3,125.00
60404 Legal Counsel	4,959.50	8,333.00	-3,373.50	38,700.46	91,666.00	-52,965.54
60405 Legal, Pass Thru	2,500.00		2,500.00	58,313.14	0.00	58,313.14
60406 Local Labor Auditing Fees Expense (pass-thru)	3,415.00	9,167.00	-5,752.00	34,050.00	100,834.00	-66,784.00
60407 Research and Support		1,667.00	-1,667.00	0.00	18,334.00	-18,334.00
60408 Shovel Ready Program		25,000.00	-25,000.00	0.00	275,000.00	-275,000.00
<b>Total 60400 Projects/Programs</b>	<b>\$ 10,874.50</b>	<b>\$ 45,375.00</b>	<b>-\$ 34,500.50</b>	<b>\$ 137,063.60</b>	<b>\$ 499,125.00</b>	<b>-\$ 362,061.40</b>
61000 Payroll Expenses			0.00	0.00	0.00	0.00
61001 Employee Benefits	2,293.38	2,750.00	-456.62	29,420.19	30,250.00	-829.81
61002 Payroll Taxes & Fees (Staff Line)	1,806.28	2,368.00	-561.72	21,177.60	26,048.00	-4,870.40
61003 Salaries	19,022.84	23,680.00	-4,657.16	220,966.67	260,480.00	-39,513.33
<b>Total 61000 Payroll Expenses</b>	<b>\$ 23,122.50</b>	<b>\$ 28,798.00</b>	<b>-\$ 5,675.50</b>	<b>\$ 271,564.46</b>	<b>\$ 316,778.00</b>	<b>-\$ 45,213.54</b>
62000 Building Expenses			0.00	0.00	0.00	0.00
62002 Building Rent	10,443.75	12,841.00	-2,397.25	213,281.86	141,246.00	72,035.86
62003 Building Utilities	1,532.70	4,393.00	-2,860.30	17,369.02	48,326.00	-30,956.98
62005 Equipment Maintenance		125.00	-125.00	0.00	1,375.00	-1,375.00
62006 Internet and Telephones	1,400.62	2,310.00	-909.38	22,860.78	25,410.00	-2,549.22
62007 Maintenance	650.00	8,555.00	-7,905.00	22,999.32	94,102.00	-71,102.68
62008 Repairs/Renovations		667.00	-667.00	1,288.02	7,337.00	-6,048.98
<b>Total 62000 Building Expenses</b>	<b>\$ 14,027.07</b>	<b>\$ 28,891.00</b>	<b>-\$ 14,863.93</b>	<b>\$ 277,799.00</b>	<b>\$ 317,796.00</b>	<b>-\$ 39,997.00</b>
<b>Total Expenses</b>	<b>\$ 136,443.60</b>	<b>\$ 131,462.00</b>	<b>\$ 4,981.60</b>	<b>\$ 916,316.17</b>	<b>\$ 1,446,079.00</b>	<b>-\$ 529,762.83</b>
<b>Net Operating Income</b>	<b>-\$ 123,634.85</b>	<b>-\$ 45,313.00</b>	<b>-\$ 78,321.85</b>	<b>-\$ 381,908.02</b>	<b>-\$ 498,440.00</b>	<b>\$ 116,531.98</b>
<b>Other Expenses</b>						
99999 Reconciliation Discrepancies			0.00	0.00	0.00	0.00
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>Net Income</b>	<b>-\$ 123,634.85</b>	<b>-\$ 45,313.00</b>	<b>-\$ 78,321.85</b>	<b>-\$ 381,908.02</b>	<b>-\$ 498,440.00</b>	<b>\$ 116,531.98</b>

**Orange County Funding Corporation**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of November 30, 2022

<b>Bank</b>	Account Type	Amount	% of total	
Chase	Checking Account - Operating	\$ 302,011	17%	
Orange Bank & Trust	Money Market	\$ 1,324,788	73%	0.05%
Walkill Valley Federal Savings & Loan	Money Market	\$ 200,400	11%	1.00%
		<u>\$ 1,827,198</u>	<u>100%</u>	<u>\$ 0</u>



**Orange County Industrial Development Agency**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of November 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	5/18/23	6 months	Orange Bank & Trust	\$	250,500	0.20%	0.20%
11/18/21	5/18/23	9 months	Orange Bank & Trust	\$	250,625	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	\$ 5,182,304	54%
Orange Bank & Trust	Checking Account - Accelerator Ops	\$ 93,245	1%
M&T	Bank Account	\$ -	0%
Orange Bank & Trust	Checking Account - Trust Escrow	\$ 54,362	1%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	\$ 2,454,974	26%
Sterling / Webster Bank	Money Market	\$ 1,732,057	18%
		<u>\$ 9,516,942</u>	<u>100%</u>
			<u>\$ -</u>

# Orange County Funding Corp.

December 2022

## Vouchers & Payments

<b>J. Robert Folchetti &amp; Associates, PE LS LLC</b>	<b>Village of Highland Falls Restoration 10/01/22-10/29/22</b>	<b>\$ 902.50</b>
<b>Bousquet Holstein, PLLC</b>	<b>Reviewed engagement letter of bond counsel 10/7/2022</b>	<b>\$ 205.00</b>
<b>J. Robert Folchetti &amp; Associates, PE LS LLC</b>	<b>Village of Highland Falls Restoration 10/30/22-11/26/22</b>	<b>\$ 960.00</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 65.88</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 4.56</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 424.69</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 11.33</b>
	<b>OCFC Loan Overpayment</b>	<b>\$ 9.32</b>
<b>William A. Smith &amp; Son, Inc.</b>	<b>Public Officials Management &amp; Employment Practices Liability Renewal</b>	<b>\$ 5,268.00</b>
<b>Grand Total</b>		<b>\$ 7,851.28</b>

**OCIDA Vendor Payment Approval**  
**Recurring Bldg Services**  
**December 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	10/19/22-11/17/22	562.16
<b>Orange &amp; Rockland Total</b>					<b>562.16</b>
Complete Document Solutions	IN531897	B/W & Color Copies	4 Crotty Ln	11/2/22 - 12/1/22	113.70
<b>Complete Document Solutions Total</b>					<b>113.70</b>
Xerox Financial Service	3569102	Copier Lease payment, Protection, Late fee	4 Crotty Ln	10/15/22-11/14/22	303.77
	3630264	Copier Lease payment, Protection, Late fee	4 Crotty Ln	11/15/22-12/14/22	303.77
<b>Xerox Financial Service Total</b>					<b>607.54</b>
First Columbia 4-LA, LLC	(blank)	Rent and CAM (January 2023)	4 Crotty Ln	January 2023	10,443.75
	6070-100-20221103	Gas & Electric	4 Crotty Ln	9/17/22-10/17/22	432.43
<b>First Columbia 4-LA, LLC Total</b>					<b>10,876.18</b>
ALTEVA OF WARWICK	1014804	Internet	Warwick	December 2022	90.71
<b>ALTEVA OF WARWICK Total</b>					<b>90.71</b>
88 Studio, LLC	(blank)	Website, Google, Go Daddy, Meeting Support	4 Crotty Ln	November 2022	2,500.00
<b>88 Studio, LLC Total</b>					<b>2,500.00</b>
MidHudson News.com	7480	Banner Advertising: Nov. 7,14,21,28, 2022	4 Crotty Ln	November 2022	1,000.00
<b>MidHudson News.com Total</b>					<b>1,000.00</b>
KR Cleaning	-	Cleaning	4 Crotty Ln	December 2022	650.00
<b>KR Cleaning Total</b>					<b>650.00</b>
Frontier	343-2409-020218-4	Ethernet, Wireless, and phone service	Middletown	11/2/22-12/1/22	98.43
	196-0019-090418-4	Ethernet, Wireless, and phone service	Middletown	11/4/22-12/3/22	418.44
	196-1205-020818-4	Ethernet, Wireless, and phone service	Middletown	11/4/22-12/3/22	315.00
	196-0043-020218-4	Ethernet, Wireless, and phone service	Middletown	11/15/22-12/14/22	599.00
<b>Frontier Total</b>					<b>1,430.87</b>
Orange County Chamber of Commerce	122714	Annual Membership	4 Crotty Ln	1/1/23-12/31/23	457.00
<b>Orange County Chamber of Commerce Total</b>					<b>457.00</b>
Crystal Rock	111122	Water, bottle deposit, delivery fee, Late charge	4 Crotty Ln	November 2022	19.00
<b>Crystal Rock Total</b>					<b>19.00</b>
Marangi Disposal	2B100693	Trash & Recycle	Middletown	November 2022	92.84
<b>Marangi Disposal Total</b>					<b>92.84</b>
National Business Leasing	78246152	Copier	Middletown	11/15/22 - 12/14/22	342.61
		Copier Insurance	Middletown	11/15/22 - 12/14/22	19.46
		Copier Late Fee	Middletown	11/15/22 - 12/14/22	17.14
<b>National Business Leasing Total</b>					<b>379.21</b>
ITC	6892	Access Point Billing for one month	4 Crotty Ln	November 2022	148.80
<b>ITC Total</b>					<b>148.80</b>
Charter Communication(Time Warner)	20-899-0015224	4 Crotty Lane	4 Crotty Ln	10/28/22-11/27/22	168.06
<b>Charter Communication(Time Warner) Total</b>					<b>168.06</b>
Cardmember Service (OB&T Visa)	53527392	Go Daddy (5 Users @ 17.29 ea)	4 Crotty Ln	10/12/22 - 11/08/2022	86.45
		QuickBooks Online (3 Users @ 91.91 ea)	4 Crotty Ln	10/12/22 - 11/08/2022	275.73

		Go Daddy (audit@ocnyida.com)	4 Crotty Ln	10/12/22 - 11/08/2022	6.48
<b>Cardmember Service (OB&amp;T Visa) Total</b>					<b>368.66</b>
<b>Credit Card Payment Process</b>	<b>3074</b>	<b>Zoom</b>	<b>4 Crotty Ln</b>	<b>10/23/2022</b>	<b>40.00</b>
		<b>Stamps.com</b>	<b>4 Crotty Ln</b>	<b>10/19/2022</b>	<b>50.00</b>
				<b>11/08/2022</b>	<b>19.45</b>
		<b>GoDaddy (info@theaccelerator)</b>	<b>4 Crotty Ln</b>	<b>10/27/2022</b>	<b>77.72</b>
		<b>Pattern for Progress Fundraiser</b>	<b>4 Crotty Ln</b>	<b>10/27/2022</b>	<b>175.00</b>
		<b>Google (the- accelerator.com)</b>	<b>4 Crotty Ln</b>	<b>10/31/2022</b>	<b>38.93</b>
		<b>Google (ocnyida.com)</b>	<b>4 Crotty Ln</b>	<b>10/31/2022</b>	<b>230.31</b>
		<b>Wireless Zone (BF's New Phone)</b>	<b>4 Crotty Ln</b>	<b>11/10/2022</b>	<b>422.06</b>
		<b>Pattern for Progress Housing Event 2022</b>	<b>4 Crotty Ln</b>	<b>11/16/2022</b>	<b>45.00</b>
		<b>Office Supplies &amp; Postage</b>	<b>4 Crotty Ln</b>	<b>Oct 22 - Nov 22</b>	<b>3.78</b>
		<b>Late Fee/Interest</b>	<b>4 Crotty Ln</b>	<b>Oct 22 - Nov 22</b>	<b>27.86</b>
<b>Credit Card Payment Processing (M&amp;T Bank Visa) Total</b>					<b>1,130.11</b>
<b>EA Workforce / Staffline</b>	<b>-</b>	<b>IDA Staff - Gross Wages</b>	<b>4 Crotty Ln</b>	<b>November 2022</b>	<b>23,122.50</b>
<b>EA Workforce / Staffline Total</b>					<b>23,122.50</b>
<b>Capacity Marketing</b>	<b>1593</b>	<b>Marketing and PR</b>	<b>4 Crotty Ln</b>	<b>11/27/2022</b>	<b>6,250.00</b>
<b>Capacity Marketing Total</b>					<b>6,250.00</b>
<b>Zultys, Inc.</b>	<b>335026</b>	<b>Office Phones</b>	<b>4 Crotty Ln</b>	<b>12/1/22 - 12/31/22</b>	<b>224.62</b>
<b>Zultys, Inc. Total</b>					<b>224.62</b>
<b>Grand Total</b>					<b>50,191.96</b>

**OCIDA Vendor Payment Approval**  
**Monthly Contracts**  
**December 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	16-011-076	Site Visits & Reporting	4 Crotty Ln	11/21/2022	2,840.00
<b>Loewke Brill Consulting Total</b>					<b>2,840.00</b>
Bousquet Holstein PLLC.	(blank)	Legal Pass-through (Scannell Properties)	4 Crotty Ln	12/9/22	2,500.00
	244488	Legal Counsel	4 Crotty Ln	October 2022	2,300.55
	244490	Legal Counsel	4 Crotty Ln	10/17/22 & 10/19/22	350.00
<b>Bousquet Holstein PLLC. Total</b>					<b>5,150.55</b>
RBT CPAs	219884	Monthly Retainer / Bookkeeper /Quickbooks, and Additional Advisory Service	4 Crotty Ln	November 2022	1,225.00
<b>RBT CPAs Total</b>					<b>1,225.00</b>
LAN Associates	27685	Labor Audit - 41623.01	4 Crotty Ln	October 2022	2,682.50
<b>LAN Associates Total</b>					<b>2,682.50</b>
<b>Grand Total</b>					<b>11,898.05</b>

**OCIDA Vendor Payment Approval**  
**All Other**  
**December 16, 2022**

<b>Approv ID</b>	<b>(Multiple Items)</b>
<b>Category</b>	<b>All Other</b>
<b>Amt</b>	<b>Y</b>

<b>Vendor</b>	<b>Invoice</b>	<b>Purpose/Description</b>	<b>Location</b>	<b>Service Date(s)</b>	<b>Sum of Amount</b>
William A. Smith & Son	3052-3053	Public Officials Mgmt & Employee Practices Liability	4 Crotty Ln	12/17/22 - 12/17/23	7,902.00
<b>William A. Smith &amp; Son Total</b>					<b>7,902.00</b>
Frances Roth	(blank)	Public Hearing Stenographer	4 Crotty Ln	11/17/2022	250.00
<b>Frances Roth Total</b>					<b>250.00</b>
Ehrlich Pest Control	29346448	Pest Control (Service Set-up)	Warwick	October 27 2022	243.28
	29346437	Pest Control (Traps & fill holes)	Warwick	October 27 2022	86.50
	29360809	Rodent Control Maintenance	Warwick	November 23, 2022	70.28
<b>Ehrlich Pest Control Total</b>					<b>400.06</b>
NAS Security Systems, Inc.	279033	Smoke Detector Service Call	Warwick	9/28/2022	343.75
<b>NAS Security Systems, Inc. Total</b>					<b>343.75</b>
<b>Grand Total</b>					<b>8,895.81</b>