

**ORANGE COUNTY  
INDUSTRIAL DEVELOPMENT AGENCY**

**Orange County Business Accelerator  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553  
Phone: 845-234-4192 Fax: 845-220-2228**

Robert T. Armistead, Chairman  
Mary Ellen Rogulski, Vice Chairman  
Russell O. Vernon, Second Vice Chairman  
Stephen Brescia, Secretary  
John Steinberg, Jr., Assistant Secretary  
Henry VanLeeuwen  
Robert J. Schreibeis, Sr.

Joel Kleiman, Chief Financial Officer  
Kevin Dowd, Attorney  
Laurie Villasuso, Administrative Assistant

**Agenda**

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on January 15, 2014 at 3:00 p.m. in the Orange County Business Accelerator, 4 Crotty Lane, New Windsor, New York, to consider and/or act upon the following:

Order of Business

- **Roll Call**
- **Reorganization Meeting**

Elect Chairman: \_\_\_\_\_

Resolution- Elect Other Officers

Vice Chairman \_\_\_\_\_  
Second Vice Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_  
Assistant Secretary \_\_\_\_\_

IDA Chairman's Appointments:

Audit Committee- Rogulski (Chairman); VanLeeuwen; Steinberg  
Alternate: Schreibeis  
Governance Committee- Brescia (Chairman); Vernon; Schreibeis;  
Alternate: Rogulski

- **Approval of the minutes from November 20, 2013 meeting**
- **Financial Reports and/or Requests for Payments**
- **New and Unfinished Business**
  - Chairman's Report
  - OCBA Report
  - OCP Report
  - Discussions
    - HVEDC
    - Shamrock Creek
    - Port of Newburgh

- **Resolutions**
  - Amy's Kitchen – Initial Resolution
  - Pratt & Whitney – Initial Resolution
  - CRH Realty VIII, LLC – Final Resolution
  - Stewart FBI, LLC – Final Resolution

- **Executive Session**
- **Reorganization Resolutions**

- Resolution- Appoint Executive Director
- Resolution- Appoint CFO (Kleiman)
- Resolution- Appoint Attorney (Dowd)
- Resolution- Appoint Contract Officer (Dowd)
- Resolution- Appoint FOIL Officer and FOIL Appeals Officer
- Resolution- Contract Officer Report All Agency-owned Properties As of 12-31-13  
(None)
- Resolution- Designate Depositories and set limits
- Resolution- Report Annual Review- Procurement Policies & Procedures for 2014
- Resolution – Appoint OCBA Managing Director
- Resolution- Orange County-Services \$3,000
- Resolution- Foreign Trade Zone \$25,000
- Resolution- Authorize “Agent Status” for Orange County Partnership; Hudson Valley Economic Development Corporation; Hudson Valley Development Network; Pattern for Progress; Hudson Valley Agri-Business; Hudson Valley Film Commission; Orange County NY Arts Council, Inc.; Hudson Valley Food & Beverage Alliance; Rockland Economic Development Corporation “PTAC”.

- **Such other and further business as may be presented**
  - 2014 Corporate Mission and Goals Measurement Report
  - 2014 Meeting location and dates

- **Public Comments**
- **Adjournment**

Dated: January 6, 2014

Stephen Brescia, Secretary

By: Robert T. Armistead, Chairman

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

MINUTES

November 20, 2013

A regular meeting of the Orange County Industrial Development Agency was convened in public session on November 20, 2013 at 3:00 P.M. at the Orange County Business Accelerator in New Windsor, New York.

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

PRESENT: Robert Armistead, Russell Vernon, Mary Ellen Rogulski, John Steinberg  
[Stephen Brescia entering after roll call]

ABSENT: Robert Schreibeis, Henry VanLeeuwen

ALSO PRESENT: Kevin Dowd – Attorney  
Joel Kleiman – CFO  
Laurie Villasuso – Administrative Assistant  
Russell Gaenzle – Harris Beach  
Brian Gates – HVEDC  
Peter Malone – OCBA  
Maureen Halahan – Orange County Partnership  
Andrew Komonchak – National Purple Heart Hall of Honor  
Diane Straub – Crestmoore at New Windsor  
Fred Straub – Crestmoore at New Windsor  
Mark Nunheimer – Crestmoore at New Windsor  
David Gubits – Jacobowitz & Gubits, LLP  
Doug Sansted – Crystal Run Healthcare  
Dominic Cordisco – Drake, Loeb  
Allan Ross – AJ Ross Creative Media  
Carlos Vega – AJ Ross Creative Media  
James Walsh – Times Herald Record

Chairman Armistead calls the meeting for the Orange County IDA, November 20, 2013 (Pledge of Allegiance is recited). Board consists of four members. There is a quorum.

Review of the prior October 16, 2013 meeting minutes. Motion made by Rogulski, seconded by Vernon, to approve the minutes as presented. Motion carries with all in favor.

Roll Call taken.

**Financial Reports and/or Requests for Payment**

Mr. Kleiman asks the members to refer to the income and expense summary as of October 31. Revenues come to just under \$1.5M, and expenses total just under \$706K, with revenues exceeding expenses by \$777K. Moving on to address the schedule of bank accounts, he advises that the IDA has almost \$8.5M in deposits, while the OCFC has just under \$700K in deposits. He notes that an IDA CD is maturing in December, and that he will request bids for rates on Money Markets and CDs in the coming weeks. Turning his attention to the vouchers and payments, he advises that the IDA received \$10K in fees in the past month, with payments totaling \$164,881.25.

He quickly addresses the OCFC financials, which will be approved at the following OCFC meeting, noting that the revenues exceed expenses by just over \$279K, with one voucher to be approved that that meeting.

Motion made by Vernon, seconded by Rogulski, that the Board accepts the financial report and authorization of IDA payments and vouchers for November 2013. Open for discussion. Affirmative votes of all members present resulted in motion carried.

*[Brescia enters the meeting]*

## **Chairman's Report**

Chairman Armistead begins by noting that the Shovel Ready and Local Labor subcommittees were formed at the last meeting. The Shovel Ready subcommittee met in the past month, and the process is definitely moving forward. Chairman Armistead, along with the subcommittee members, Mr. Gaenzle, Mr. Dowd and Ms. Halahan are working out the finer details of the program, and hope to come to the next meeting with a plan for the Shovel Ready Program.

He also notes that the Local Labor Policy subcommittee will meet with the local Construction Contractors Association of the Hudson Valley, and the local building trades on December 5<sup>th</sup>, and hope to make progress on that as well.

Chairman Armistead makes a point to note that County Executive Edward Diana had a successful surgery, and is resting and recuperating from his liver transplant. He's doing very well, and Chairman Armistead thanks everyone for their thoughts and prayers, and wishes County Executive Diana the best in a speedy recovery.

Chairman Armistead introduces Mr. Komonchak who has submitted an application to the IDA for the National Purple Heart of Honor, Inc. Mr. Komonchak first thanks the IDA for its contribution toward the Purple Heart Hall of Honor coins a number of years ago, and advises that they have been instrumental in spreading the word about the Hall. He moves on to advise that there is now a plan to renovate the Hall, to expand its offerings to reflect all branches of service; at this time, the Hall is strongly focused of Purple Heart recipients who served in the US Army. The enhancement and expansion program aims to more accurately represent all branches, and will begin by gut and renovate the existing hall. They are very close to having the four largest foundations in the Hudson Valley come together on one project for the first time. Currently, they have commitments from three of the four foundations, totaling \$1M. Of the Orange County IDA, the Hall of Honor is requesting \$500K. He adds that the IDA's contribution would help them expand their tourism numbers, and also to promote education in the area.

Chairman Armistead advises that the project will go before the Governance Committee at the next meeting, and they will offer their thoughts on the request. Mr. Vernon notes that there have been discussions with Short Line busses to add the Hall onto its route from NYC, and goes on to advise that the education aspect of the Hall is its most important function. Chairman Armistead asks Mr. Komonchak to bring tourism numbers to the next meeting to provide Governance with an accurate picture of the project.

## **OCBA Report**

Mr. Gates offers an update on the Start Up NY program, Governor Cuomo's premier economic development program. The Business Accelerator filed a CFA to allow the Business Accelerator to receive the \$125K Start UP NY grant for next year. If the Accelerator is awarded the grant, the Business Accelerator is designated as an NYS Incubator, and can be incorporated into the Start Up NY plan. SUNY then completes a sponsor application that allows either all or a portion of the Accelerator to become part of the tax free zone for the next ten years. The state must then designate the Accelerator as a tax-free area, and then the Accelerator will be marketed as such to new clients. At the same time, they will continue to assist current clients and create graduate plans for key Accelerator clients – Cymogen/Merete/FuturFab – who, provided they move to a designated area, could also take advantage of Tax Free NY.

In the event that the CFA is not successful, the Accelerator will apply in the next two CFA rounds, and aim to be included in the possible "unfunded designation" ESD status for incubators. They expect the CFA announcements in late November or early December. Mr. Gates reiterates that the grant is for \$125K per year for two years, and that there is a plan in place for those dollars, which aligns the Accelerator with the mission of SUNY Orange.

Mr. Malone updates the Board on new clients, beginning with MAG3, LLC who has just joined the Accelerator. The two female entrepreneurs have worked with QVC and the Home Shopping Network, sourcing projects for those channels. They are currently working with Home & Garden. He moves on to address the latest seminars at the Accelerator. He notes that the goal is to bring new people into the Accelerator, and in that vein they have two more morning seminars planned in the coming months. Mr. Steinberg asks if the events are being held in conjunction with the Chamber, and is advised that the Accelerator is organizing the events on its own. Mr. Malone adds that he recently met with a company, Interactive Solar Products, who has designed a solar panel that acts as a shingle. The company is considering a move to the Accelerator. He advises that the Accelerator has been running ad campaigns in the local newspapers, and will continue to run the campaigns through the new year.

Mr. Gates adds that UVANY will hold an event in January at Continental Organics.

## **OCP Report**

Ms. Halahan begins by reminding the Board that the Partnership's annual event is on December 3<sup>rd</sup>. She hopes to see the Board there. She moves on to discuss the Business Retention and Expansion department of the Partnership, and notes that they do a lot of customer outreach, contacting companies to ensure they stay in Orange County. She recently met with a local company who serves as, basically, an incubator for retail products. She suggests the Business Accelerator partnering with the company, who works closely with QVC.

She reminds the Board about an issue President Container had in the past, where their pool of applicants was largely behind in math skills. Working in conjunction with Orange Works and SUNY Orange, among others, they developed a program to teach the necessary skills. They ended up winning, on a national level, the Manufacturer Innovator of the Year award. Through that program, President Container has hired 69 people, which is an excellent win for the County.

Green Mountain Dairy, in the Village of Goshen, had an issue with their water and sewer rates increasing, and the Partnership was able to organize a meeting with the local municipality, helping to reach an agreement on their rates, allowing the operation to stay and expand.

On the attraction side, Ms. Halahan advises that Project Crane may now be identified as North East Equipment, and is under way. The project is a 20K square foot building, 6 new jobs, in the Town of Walkill.

Project X is still on the horizon, and will likely be announced in December.

Addressing marketing, Ms. Halahan advises that because of the WSJ campaign, the hits on the website have increased dramatically.

### **AJ Ross**

Misters Ross and Vega introduce a set of logos to the Board for their approval. They first present 2 logos and slogans for the IDA, and then present 2 options for the OCFC. Chairman Armistead adds that the logos tie in with the upgrade of the IDA website, which will get the word out about the IDA's mission and accomplishments. Mr. Vega takes the opportunity to explain some of the features of the new website.

The Board discusses the logos as presented, and agree that they would like to see slight revisions. Chairman Armistead notes that the decision can be made via email correspondence in the interest of moving forward as quickly as possible.

### **Continental Organics Update**

Mr. Finnegan offers an update on his project; they are about 2/3rds of the way through Phase II of the project, which consists of three 22.5K square foot greenhouses and a 15k square foot compost facility. The Orange County Planning Commission recently visited and ensured that all of the water was flowing properly. There are 33 full time positions filled at this time, and another 5 part time positions, with over 80% of their employees being Orange County residents. In addition, they are actively advertising for personnel, and particularly interested in hiring veterans. Mr. Steinberg asks about the kinds of jobs available, and Mr. Finnegan offers explanations of the various jobs available, from Agricultural Tech to Chemist. Lastly, Mr. Finnegan advises that Continental Organics submitted a CFA, and it has been indicated that they made it through the first two rounds of cuts. There has also been talk of Continental Organics being part of a sustainability park. In addition, the project provides to many local markets, including Adam's, Cosimo's, and West Point, among others.

### **CNW Real Estate, LLC – Initial Resolution**

Mr. Gubitz, the attorney for the project, introduces Misters Straub and Nunheimer of the CNW Real Estate project, Crestmoore. Mr. Straub notes that the project will go before the New Windsor Planning Board on December 11<sup>th</sup> for final approval and Neg Dec that day, as well. He distributes a packet explaining the assisted living facility they plan to build. It's roughly 117K square feet, with about 190 beds in 133 rooms. The facility offers memory care, which is the most needed kind of care in this county. In Orange County, there are roughly 13,000 residents between the ages of 65-75, with another 5,800 over the age of 85. After 85 years of age, more than one in four people suffers from some form of dementia. Mr. Straub then notes that there is no buy-in for the facility; it is strictly rental-only, which means the resident keeps their assets. Rentals range from \$2600 to \$6500 per month, depending on the type of unit and type of care needed. He adds that the facility offers a 24 hour staff. The goal is to break ground no later than March, and Mr. Straub offers an overview of the contractor and manager of the facility.

Chairman Armistead reminds the applicants that the IDA strongly urges local labor, and asks them to address their use of local labor. Mr. Straub notes that there will be roughly be 100-125 construction jobs within the first year, and advises that those jobs will be bid locally to Orange County residents. And in terms of operations, there will be over 100 jobs, and with very small exception, the employees will be Orange County residents.

Mr. Dowd reads aloud the CNW Real Estate, LLC initial resolution. Motion made by Brescia, seconded by Rogulski. Open for discussion. Affirmative votes of all members present resulted in motion carried.

Chairman Armistead then notes that the OCFC application will be considered at the following OCFC meeting.

### **CRH Realty VIII, LLC – Initial Resolution**

Misters Cordisco and Sansted introduce the project to the Board, beginning with its location on Route 300. They also display a rendering of the proposed medical facility, and explain that the building is designed to eliminate wait times. They anticipate 200 construction jobs, as well as 237 permanent jobs, with salaries ranging from \$40K to \$150K per year. The aim is to begin construction in the spring. They also confirm that the project will use local labor.

Mr. Dowd reads aloud the CRH Realty, VIII, LLC initial resolution. Motion made by Rogulski, seconded by Vernon. Open for discussion. Affirmative votes of all members present resulted in motion carried.

### **Such other and further business as may be presented**

Chairman Armistead briefly discusses the Shovel Ready Site program, and indicates that there will be further discussion on the matter in the coming months. The Members indicate their support of the project, and look forward to creating an official plan.

Chairman Armistead then advises that he will be unavailable for the meeting scheduled on December 18<sup>th</sup>. He asks for a consensus of the Board about whether to move or cancel the meeting. The Members agree that it would be best to cancel the December meeting and agree to meet at the as-scheduled January 15<sup>th</sup> meeting.

On a related note, Mr. Vernon notes that there was discussion about holding a meeting at the Armory. After some discussion, the members agree that the February meeting will be held there.

Motion made by Brescia to enter executive session to discuss pending litigation. Motion seconded by Rogulski. All in favor.

#### *Executive Session*

The members discussed pending litigation.

#### *End of Executive Session*

Motion to close Executive Session made by Brescia, seconded by Rogulski. All in favor. No action taken in Executive Session.

Motion made by Steinberg to enter executive session issue relating to the employment history of a particular person. Motion seconded by Rogulski. All in favor.

#### *Executive Session*

The members discussed a particular person.

#### *End of Executive Session*

Motion to close Executive Session made by Rogulski, seconded by Vernon. All in favor. No action taken in Executive Session.

With no further business, meeting called for adjournment by Chairman Armistead, motion made by Brescia, seconded by Rogulski, the time being 5:15 p.m.

Orange County Industrial Development Agency  
Income and Expense Summary  
December 2013

	Dec 13	Jan - Dec 13	Budget	\$ Over Budget
<b>Income</b>				
Closing Fees	\$ -	\$ 506,250	\$ 983,333	\$ (477,083)
Fees	\$ -	\$ 983,599	\$ 455,000	\$ 528,599
IDA Administrative Fees	\$ -	\$ 20,000	\$ 5,000	\$ 15,000
Interest Earnings	\$ 10,484.04	\$ 29,487	\$ 22,000	\$ 7,487
Pass Thru Legal Fees	\$ -	\$ 20,000	\$ 5,000	\$ 15,000
Recovered Funds	\$ -	\$ -	\$ 255,000	\$ (255,000)
<b>Total Income</b>	<b>\$ 10,484.04</b>	<b>\$ 1,559,335</b>	<b>\$ 1,725,333</b>	<b>\$ (165,998)</b>
<b>Expense</b>				
<b>Administrative Costs</b>				
Advertising	\$ -	\$ -	\$ 1,500	\$ (1,500)
Auditors	\$ -	\$ 1,749	\$ 13,000	\$ (11,251)
Insurance	\$ 7,050.00	\$ 12,946	\$ 7,000	\$ 5,946
Mileage	\$ -	\$ 158	\$ 500	\$ (342)
OCIDA Admin. Support	\$ -	\$ 8,000	\$ 15,000	\$ (7,000)
Office Supplies & Expenses	\$ -	\$ 7,283	\$ 5,000	\$ 2,283
Professional Fees	\$ -	\$ 7,895	\$ -	\$ 7,895
Secretary/Bookkeeper/Accountant	\$ -	\$ 1,500	\$ 2,000	\$ (500)
<b>Total Administrative Costs</b>	<b>\$ 7,050.00</b>	<b>\$ 39,531</b>	<b>\$ 44,000</b>	<b>\$ (4,469)</b>
<b>Agency Contribution Costs</b>				
Hudson Valley Agribusiness Dvl.	\$ -	\$ -	\$ 25,000	\$ (25,000)
Hudson Valley Eco. Dev. Corp.	\$ -	\$ 20,000	\$ 20,000	\$ -
Hudson Valley Film Commission	\$ -	\$ -	\$ 10,000	\$ (10,000)
Hudson Valley Food & Beverage	\$ -	\$ 20,000	\$ 20,000	\$ -
O.C. Empire Zone	\$ -	\$ 5,000	\$ 5,000	\$ -
O.C. Foreign Trade Zone	\$ -	\$ 25,000	\$ 25,000	\$ -
O.C. Partnership	\$ -	\$ 179,952	\$ 200,000	\$ (20,048)
Orange County NY Arts Council	\$ -	\$ 23,054	\$ 45,000	\$ (21,946)
Patterns for Progress	\$ -	\$ 17,000	\$ 17,000	\$ -
PTAC	\$ -	\$ 21,000	\$ 28,000	\$ (7,000)
Agency Contribution Costs - Other	\$ -	\$ 25,738	\$ -	\$ 25,738
<b>Total Agency Contribution Costs</b>	<b>\$ -</b>	<b>\$ 336,743</b>	<b>\$ 395,000</b>	<b>\$ (58,257)</b>
<b>Legal</b>				
Legal, Pass Thru	\$ -	\$ 12,500	\$ 5,000	\$ 7,500
Legal - Other	\$ -	\$ 58,313	\$ 92,000	\$ (33,688)
<b>Total Legal</b>	<b>\$ -</b>	<b>\$ 70,813</b>	<b>\$ 97,000</b>	<b>\$ (26,188)</b>
<b>Other Expenses</b>				
Conferences, Seminars & Events	\$ -	\$ 7,426	\$ 5,000	\$ 2,426
Promotional Expenses	\$ -	\$ 24,209	\$ 30,000	\$ (5,791)
<b>Total Other Expenses</b>	<b>\$ -</b>	<b>\$ 31,634</b>	<b>\$ 35,000</b>	<b>\$ (3,366)</b>
<b>Projects</b>				
Projects	\$ -	\$ 397,395	\$ 350,000	\$ 47,395
<b>Total Projects</b>	<b>\$ -</b>	<b>\$ 397,395</b>	<b>\$ 350,000</b>	<b>\$ 47,395</b>
<b>Total Expense</b>	<b>\$ 7,050.00</b>	<b>\$ 876,115</b>	<b>\$ 921,000</b>	<b>\$ (44,885)</b>
<b>Income Over/(Under) Expense</b>	<b>\$ 3,434.04</b>	<b>\$ 683,220</b>	<b>\$ 804,333</b>	<b>\$ (121,113)</b>

Orange County Industrial Development Agency  
Banks Accounts/Certificates of Deposit/Money Markets Accounts  
As of December 31, 2013

Listed in order of maturity date.

#	Purchase Date	Maturity Date	# of Days	Bank	Principal	Interest Rate	Interest Amount	Status
1	10/5/07	1/4/08	91	Catskill Hudson Bank	\$ 2,820,045	5.03%	\$ 37,931.64	closed
2	12/10/07	1/15/08	36	Catskill Hudson Bank	\$ 1,000,000	4.82%	\$ 4,820.00	closed
3	12/10/07	2/19/08	71	Catskill Hudson Bank	\$ 1,000,000	4.79%	\$ 9,446.94	closed
4	1/4/08	3/18/08	74	Orange County Trust	\$ 1,000,000	4.52%	\$ 9,291.11	closed
5	1/4/08	4/15/08	102	Catskill Hudson Bank	\$ 1,000,000	4.75%	\$ 13,458.33	closed
6	1/4/08	5/20/08	137	Catskill Hudson Bank	\$ 1,000,000	4.75%	\$ 18,076.39	closed
7	1/15/08	6/17/08	154	Catskill Hudson Bank	\$ 1,000,000	4.45%	\$ 19,036.11	closed
8	2/19/08	7/15/08	147	Catskill Hudson Bank	\$ 1,000,000	3.13%	\$ 12,780.83	closed
9	7/15/08	9/17/08	63	Catskill Hudson Bank	\$ 1,000,000	3.13%	\$ 5,477.50	closed
10	8/19/08	10/15/08	55	Catskill Hudson Bank	\$ 1,000,000	3.06%	\$ 4,675.00	closed
11	9/17/08	12/17/08	91	Catskill Hudson Bank	\$ 4,800,000	3.18%	\$ 38,584.00	closed
12	10/15/08	4/15/09	182	HSBC	\$ 1,004,690	3.70%	\$ 18,793.00	closed
13	12/17/08	6/17/09	182	Orange County Trust	\$ 5,342,486	3.12%	\$ 83,114.44	closed
14	4/15/09	10/21/09	189	Orange County Trust	\$ 1,023,484	1.40%	\$ 7,419.55	closed
15	6/17/09	12/16/09	182	Orange County Trust	\$ 5,425,922	2.10%	\$ 56,816.10	closed
16	10/21/09	1/20/10	91	Catskill Hudson Bank	\$ 530,917	1.02%	\$ 1,368.88	closed
17	12/16/09	3/17/10	91	Orange County Trust	\$ 2,800,000	0.85%	\$ 5,934.00	closed
18	12/16/09	6/16/10	182	Orange County Trust	\$ 2,682,739	1.32%	\$ 17,657.56	closed
19	1/20/10	9/15/10	238	Orange County Trust	\$ 532,285	0.80%	\$ 2,776.63	closed
20	3/17/10	9/15/10	182	Catskill Hudson Bank	\$ 1,400,000	0.65%	\$ 4,600.56	closed
21	12/29/09	12/15/10	351	Orange County Trust	\$ 750,000	1.05%	\$ 7,572.95	closed
22	3/17/10	3/16/11	364	Catskill Hudson Bank	\$ 1,405,934	0.70%	\$ 9,950.89	closed
21	6/16/10	6/15/11	364	Orange County Trust	\$ 2,300,396	0.75%	\$ 17,205.70	closed
22	6/15/11	12/21/11	189	Orange County Trust	\$ 2,317,650	0.45%	\$ 5,400.44	closed
23	12/21/11	12/19/12	364	Orange County Trust	\$ 2,323,051	0.50%	\$ 11,583.43	closed
24	8/16/12	8/16/13	365	Orange County Trust	\$ 1,400,000	0.50%	\$ 6,992.82	closed
25	12/19/12	12/18/13	364	Orange County Trust	\$ 2,334,634	0.35%	\$ 8,148.10	closed
26	8/29/13	8/29/14	365	Provident Bank	\$ 1,500,000	0.51%	\$ 7,756.25	open
27	12/18/13	12/17/14	364	Orange County Trust	\$ 2,342,782	0.45%	\$ 10,513.64	open

Bank Account	Amount	% of total	rate
Chase - checking	\$ 492,323	6%	0.10%
Certificates of Deposit	\$ 3,842,782	46%	CD
Money Market	\$ 1,910,334	23%	MM
Money Market	\$ 2,141,556	26%	MM
<b>total</b>	<b>\$ 8,386,994</b>	<b>100%</b>	

Orange County Funding Corporation  
As of December 31, 2013

	Amount	% of total	rate
Chase - checking	\$ 153,228	20%	0.10%
Orange County Trust	\$ 601,313	80%	0.30%
<b>total</b>	<b>\$ 754,541</b>	<b>100%</b>	



**Orange County Business Accelerator  
Profit & Loss YTD Comparison  
December 2013**

	<u>Dec 13</u>	<u>Jan - Dec 13</u>	<u>Budget</u>	
<b>Ordinary Income/Expense</b>				<b>100%</b>
<b>Income</b>				
Central Hudson Refund	778.91	778.91		
Federal Tax Refund	0.00	0.00		
IDA Deposit	0.00	523,069.50		
Insurance Refund	0.00	0.00		
NYS Refund	0.00	0.00		
Rent-Clients	5,548.06	60,671.96	100,000.00	61%
Rent-HVEDC	3,145.98	37,752.36	38,400.00	98%
Seminar/Sponsor			2,000.00	0%
Rent Sponsors	1,333.34	13,333.38		
Utility Reimbursement	0.00	2,481.65	4,000.00	62%
<b>Total Income</b>	<u>10,806.29</u>	<u>638,087.76</u>	144,400.00	
<b>Expense</b>				
Admin. Salary - Ent. Dev. Dir.	3,076.96	40,000.48	40,000.00	100%
Admin. Salary - IDA Admin Asst	3,118.92	40,545.96	40,556.00	100%
Admin. Salary -Admin. Assistant	3,072.00	39,936.00	39,900.00	100%
Automobile Expense	51.00	929.16	10,000.00	9%
Bank Service Charges	0.00	10.00		
Benefits				
403B	247.16	3,213.08		
MVP	1,224.04	14,439.08		
NYSDBL	12.72	165.36		
<b>Total Benefits</b>	<u>1,483.92</u>	<u>17,817.52</u>	21,000.00	85%
Building Insurance	0.00	6,774.46	5,000.00	135%
Building Rent	14,647.50	175,770.00	175,770.00	100%
Building Utilities	2,102.71	19,349.65	20,000.00	97%
Business Accelerator Management	6,000.00	72,000.00	72,000.00	100%
Contingency			5,000.00	0%
Common Area Maintenance	4,104.76	48,303.29	44,400.00	109%
Dues and Subscriptions	525.00	5,204.45	3,500.00	149%
Info Technology	534.23	15,677.53	30,000.00	52%
Marketing/PR & Web	611.86	55,900.97	150,000.00	37%
Office Cleaning	250.00	3,000.00	3,000.00	100%
Office Supplies & Postage	935.37	8,159.96	9,000.00	91%
Payroll Taxes & Fees				
FICA / Med	134.40	1,747.17		
FICA / SS	574.59	7,469.75		
FUTA	0.00	386.58		
Staff-Line Fee	162.20	2,108.60		
SUTA	0.00	449.76		
Workers Comp	69.52	1,090.53		
Payroll Taxes & Fees - Other	0.00	-315.38		
<b>Total Payroll Taxes &amp; Fees</b>	<u>940.71</u>	<u>12,937.01</u>	12,000.00	108%
Professional Fees	525.00	5,775.00	6,300.00	92%
Rent Expense	0.00	0.00		
Rent Income	0.00	0.00		
Revenue Reimbursement to IDA	27,481.23	114,469.94		
Security Deposit - Refund	0.00	500.00		
Travel, Lodging, Meals	208.86	712.14	10,000.00	7%
<b>Total Expense</b>	<u>69,670.03</u>	<u>683,773.52</u>	<u>697,426.00</u>	
<b>Net Ordinary Income</b>	-58,863.74	-45,685.76		
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	0.00	156.86		
Refunds	778.91	778.91		
<b>Total Other Income</b>	<u>778.91</u>	<u>935.77</u>		
<b>Net Other Income</b>	<u>778.91</u>	<u>935.77</u>		
<b>Net Income</b>	<u><u>-58,084.83</u></u>	<u><u>-44,749.99</u></u>		

# Orange County IDA

## Received for November/December 2013 and January 2014

OCCC - Regranting (Year Four)	55,527.00
Orange County Business Accelerator - 3rd Q Reimbursement	27,481.23
Amy's Kitchen, Inc. (Application Fee)	5,000.00
Pratt & Whitney (Application Fee)	5,000.00
<b>Total</b>	<b>93,008.23</b>

## Vouchers & Payments December/January 2014

Laurie Villasuso (Reimbursement - Postage November Mtg)	22.64
Harris Beach, PLLC (Pass-Thru CNW Real Estate)	2,500.00
Harris Beach, PLLC (Pass-Thru CRH Realty VIII)	2,500.00
NYSECD - 2014 Dues	1,500.00
Perreca Electric Co., Inc. (**CGAM**)	4,672.00
Orange County Business Accelerator (4th Q Voucher)	174,356.50
Rockland Economic Development Corp PTAC (4Q 2013)	7,000.00
AJ Ross (2nd Installment for Web design/programming)	1,875.00
AJ Ross (1st half of Marketing fee)	5,250.00
AJ Ross (1st half of Logo fee)	1,000.00
AJ Ross (1st half SEO for Website)	1,250.00
Kevin T. Dowd, Esq (Legal 10/6 through 11/7)	7,612.75
Hudson Valley Agribusiness Development Corp (Jan - Aug 2013)	20,737.50
Prestige Building Company **CGAM**	35,921.00
AJ Ross (Final Installment - SEO)	1,250.00
AJ Ross (Final Installment - IDA Logo)	1,000.00
Kevin T. Dowd, Esq (Legal 11-9-13 through 1-03-14)	7,760.75
Hudson Valley Film Commission (6/19-12/31 2013)	5,000.00
Orange County Partnership (4th Quarter 2013)	50,000.00
CGR (2014 Cost Benefit Analysis - informANALYTICS)	250.00
Orange County NY Arts Council, Inc. (Aug - Oct 2013)	12,953.37
Frances Roth (Steno - CNW)	250.00
**PAID** Marshall & Sterling - D&O Insurance 2014	7,050.00
<b>Total</b>	<b>351,711.51</b>

RESOLUTION ELECTING OFFICERS OTHER THAN CHAIRMAN FOR 2014

Motion By:

Seconded By:

WHEREAS, the IDA bylaws call for the election of a Chairman and the election of other officers at this time; and

WHEREAS, the Chairman for 2014 has already been elected and recorded in the minutes; and

WHEREAS, the Chairman has proposed a slate of officers.

NOW, THEREFORE, BE IT RESOLVED that the following are elected IDA officers for 2014:

Vice Chairman:

Second Vice Chairman:

Secretary:

Assistant Secretary:

Vote:

Mr. Schreibeis

Ms Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES ; NAYS

Resolution:

RESOLUTION APPOINTING IDA CHIEF FINANCIAL OFFICER FOR 2014

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that this IDA appoint a Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED that Joel Kleiman, Commissioner of Finance of Orange County, be designated the IDA's Chief Financial Officer for 2014, and receive an annual stipend as budgeted, to be paid through the Orange County Support Services Agreement.

Mr. Schreibeis

Ms Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES; NAYS

Resolution:

RESOLUTION APPOINTING IDA ATTORNEY FOR 2014

MOTION BY:

SECONDED BY:

WHEREAS, the IDA bylaws provide that an IDA attorney may be appointed by this IDA.

NOW, THEREFORE, BE IT RESOLVED that Kevin T. Dowd shall be appointed the IDA attorney for 2014 at the hourly rate of \$185.00 per hour, plus reasonable expenses.

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

DATED: January 15, 2014

AYES ; NAYS

Resolution:

RESOLUTION APPOINTING A CONTRACT OFFICER FOR THE IDA FOR2014

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that the IDA appoint a Contract Officer for real property transactions and reporting to New York State and Orange County Officials.

NOW, THEREFORE, BE IT RESOLVED that the IDA attorney, Kevin T. Dowd, be appointed Contract Officer for 2014.

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES ; NAYS

Resolution:

RESOLUTION APPOINTING IDA FREEDOM OF INFORMATION LAW  
OFFICIALS FOR 2014

Motion By:

Seconded By:

WHEREAS, the NYS Open Meetings Law requires that this IDA appoint a FOIL officer and FOIL Appeals officer.

NOW, THEREFORE, BE IT RESOLVED that Laurie Villasuso is appointed FOIL officer and Kevin T. Dowd, Esq. is appointed FOIL Appeals officer for 2014.

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES; NAYS

Resolution:

RESOLUTION REPORTING IDA-OWNED PROPERTIES AS OF 12-31-13

Motion By:

Seconded By:

WHEREAS, the Public Authorities Accountability Act requires that this IDA report all Agency-owned real properties as of December 31, 2013; and

WHEREAS, the Contract Officer reports that this IDA owns NO real property as of that date.

NOW, THEREFORE, BE IT RESOLVED that this IDA shall report that it owns NO real property as of 12-31-13; and that the IDA Executive Director shall file a negative report with the Authority Budget Office, via PARIS as required by the PAAA.

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES ; NAYS

Resolution:



RESOLUTION APPROVING IDA DEPOSITORIES FOR 2014

MOTION BY:

SECONDED BY:

WHEREAS, the NYS General Municipal Law, Section 10, requires the Orange County Industrial Development Agency to designate one or more banks to secure the deposits of IDA funds and investments; and

WHEREAS, the IDA's Chief Financial Officer has requested that the IDA so designate its depositories.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Article III, Section 2, Exhibit C of the Orange County IDA Bylaws and Policies, the IDA hereby designates the following depositories located within Orange County, together with their maximum dollar limits.

<u>Depository Name</u>	<u>Maximum \$</u>
Bank of America	\$10,000,000
Berkshire Bank	\$10,000,000
Catskill Hudson Bank	\$10,000,000
Greater Hudson Bank	\$10,000,000
JP Morgan Chase Bank	\$10,000,000
Key bank	\$10,000,000
Manufacturers and Traders Trust Company	\$10,000,000
Orange County Trust	\$10,000,000
Provident Municipal Bank	\$10,000,000
TD Bank	\$10,000,000
Wachovia Bank/Wells Fargo & Co.	\$10,000,000

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. VanLeeuwen

Chairman Armistead

DATED: January 15, 2014

AYES; NAYS

Resolution:

RESOLUTION PROVIDING FOR ANNUAL REVIEW OF IDA PROCUREMENT  
POLICIES & PRACTICES IN 2014

Motion By:

Seconded By:

WHEREAS, in accordance with Section 104-b of the General Municipal Law, and the Public Authorities Accountability Act of 2005, this IDA is required to adopt procurement policies which will apply to the procurement of goods and services not subject to the competitive bidding requirements of Section 103 of the GML and paid for by this IDA for its own use and account; and

WHEREAS, this IDA's Bylaws, Exhibit J, set forth the IDA's procurement policies and procedures, and Section B-11 therein requires that the Agency shall annually review its procurement policies and procedures.

NOW, THEREFORE, BE IT RESOLVED that the Governance Committee, Executive Director, and Attorney shall review this IDA's Procurement Policies and Procedures on or before the IDA meeting in February 2014, and report to the IDA Board as required.

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

Date: January 15, 2014

AYES ; NAYS

Resolution:

RESOLUTION APPROVING HUDSON VALLEY ECONOMIC DEVELOPMENT CORPORATION AS MANAGING DIRECTOR OF THE ORANGE COUNTY BUSINESS ACCELERATOR.

MOTION BY:

SECONDED BY:

WHEREAS, by resolution dated October 17, 2012, this IDA appointed the Hudson Valley Economic Development Corporation (HVEDC) as Managing Director of the OCBA through December 31, 2013; and

WHEREAS, the IDA wishes to extend the appointment of HVEDC as Managing Director of OCBA on a month-to-month basis.

NOW, THEREFORE, BE IT RESOLVED that Hudson Valley Economic Development Corporation is appointed as of January 1, 2014, as Managing Director on a month-to-month basis at the contract amount of \$6,000.00 per month.

FURTHER RESOLVED, that the IDA attorney, in conjunction with the Executive Director and/or IDA Chairman, is hereby authorized to prepare a contract with the Hudson Valley Economic Development Corporation and the Executive Director and/or the IDA Chairman are hereby authorized to sign said contract on behalf of the IDA.

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Van Leeuwen

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

DATED: 1-15-14

AYES; NAYS

RESOLUTION

RESOLUTION APPROVING IDA AGREEMENT WITH ORANGE COUNTY FOR  
SUPPORT SERVICES 2014

MOTION BY:

SECONDED BY:

WHEREAS, the IDA desires to enter into an annual agreement with Orange County for support services for the services of the IDA Chief Financial Officer (\$3,000); and

WHEREAS, the County Executive will be requested to execute the agreement.

NOW, THEREFORE, BE IT RESOLVED that the Chairman is authorized to execute the 2014 Annual Agreement for Support Services between the IDA and the County of Orange for the amount of \$3,000 to be paid by the IDA to the County of Orange.

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Van Leeuwen

Mr. Steinberg

Chairman Armistead

AYES ; NAYS

DATED: January 15, 2014

RESOLUTION:

RESOLUTION APPROVING \$25,000 ANNUAL CONTRACT WITH ORANGE COUNTY FOREIGN TRADE ZONE FOR 2014

MOTION BY:

SECONDED BY :

WHEREAS, this IDA has considered the annual request of the Orange County Foreign Trade Zone for \$25,000 for project expenses for calendar year 2014; and

WHEREAS, this IDA finds the request consistent with the IDA purpose of furthering economic development and international trade in Orange County; and

WHEREAS, such amount has been allocated in the 2014 budget.

NOW, THEREFORE, BE IT RESOLVED that the IDA Chairman is authorized to sign a contract with the Orange County Foreign Trade Zone in the amount of \$25,000 for project expenses for calendar year 2014 to be used solely for economic development and international trade in Orange County.

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Van Leeuwen

Mr. Steinberg

Chairman Armistead

DATED: January 15, 2014

YES; NAYS

Resolution:

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR AND/OR CHAIRMAN TO SIGN AGENCY AGREEMENTS WITH VARIOUS NOT-FOR-PROFIT ORGANIZATIONS

MOTION BY:

SECONDED BY:

WHEREAS, this IDA recognizes the benefit of assistance from other organizations in fulfilling its economic development role in Orange County; and

WHEREAS, several not-for-profit organizations have assisted this IDA in the past to the IDA's benefit and this IDA desires to continue that assistance by designating such not-for-profit organizations as agents of this IDA for the purpose of economic development in Orange County, according to a letter of agency status to be executed between the IDA's Executive Director and/or the Chairman and the several not-for-profit organizations.

NOW, THEREFORE, BE IT RESOLVED that that the Executive Director and/or the Chairman are authorized to negotiate and execute a letter of agency status on behalf of this IDA, in the amount budgeted, with Orange County Partnership, Hudson Valley Economic Development Corporation, Hudson Valley Economic Development Network, Patterns for Progress, Hudson Valley Agri-Business, Hudson Valley Film Commission, Orange County NY Arts Council Inc., Hudson Valley Food & Beverage Alliance and Rockland County PTAC.

Vote:

Mr. Schreibeis

Ms. Rogulski

Mr. Vernon

Mr. Brescia

Mr. Steinberg

Mr. Van Leeuwen

Chairman Armistead

DATED: 1-15-14

AYES; NAYS

RESOLUTION:



4 Crotty Lane  
Suite 100  
New Windsor, NY 12553

phone: 845.220.2244  
fax: 845.220-2247

December 16, 2013

Mr. Robert Armistead  
Orange County IDA  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553

Dear Bob,

As we mentioned in our May 2013 letter the Hudson Valley Economic Development Corporation has received approval to launch the Hudson Valley Economic Development Network Inc. ("HVEDN"). This new entity is a 501(c) 3 whose mission is to educate and promote leadership skills to entrepreneurs (and to the workforce) through the use of workshops, leadership forums and digital tools in order to increase the health and vitality of the Hudson Valley economy. The Hudson Valley Economic Development Corp. ("HVEDC") 501 (c) 6 will remain in place and continue its mission.

HVEDN will have the same board of directors as HVEDC, and will continue to rely on your financial support, as well as grants and sponsorship dollars. This letter is to simply confirm the dates and amounts that HVEDC and HVEDN will invoice for 2014. If you have any questions please contact Gina Domenico at 845.220.2244.

HVEDN - August 2014	\$4,500
HVEDC - August 2014	\$15,500

Thank you again for continuing your support of HVEDC, and the newly launched HVEDN.

Sincerely,

Laurence P. Gottlieb  
President and CEO

*Kevin T. Dowd, Esq.*  
*46 Daisy Lane*  
*Montgomery, New York 12549*

Telephone/Facsimile (845) 778-5442

October 31, 2013

Shelley Gray  
Shamrock Creek, LLC  
46 Meadowbrook Lane  
New Windsor, NY 12553

RE: Orange County IDA PILOT Agreement - Default

Dear Ms. Gray:

It has come to my attention that despite my letters to you in August, you have still not made your PILOT payment to the Cornwall Central School District. Please remit \$14,152.17 to the School District immediately. If you do not do so, I will bring this matter to the IDA Board for further action which could entail the revocation of the PILOT Agreement and cancellation of the lease agreement thereby resulting in your property becoming fully taxable.

Please give this matter your immediate attention.

Very truly yours,

KEVIN T. DOWD  
Attorney for the IDA

cc. IDA Board  
John McCarey  
Cornwall CSD  
Thomas Clarke, Esq.





# Cornwall Central School District

Timothy J. Rehm  
*Superintendent of Schools*

Harvey Sotland  
*Assistant Superintendent for Business*

Michael M. Brooks  
*Assistant Superintendent for Instruction*

## INVOICE

TO: Shamrock Creek, LLC  
46 Meadowbrook Lane  
New Windsor, New York 12553

February 1, 2013

### DESCRIPTION: 2012-13 Payment in Lieu of Taxes (PILOT) Billing

The following reflects the School Year 2012-13 PILOT billing for SBL 37-1-40.22, 37-1-40.21 and 37-1-42.12 (Year 1) as per your agreement with the IDA for your property located in the Town of New Windsor.

Balance past due – invoiced on October 25, 2012	\$13,213.98
5% Late Payment Penalty	<u>660.70</u>
	13,874.68
1% Interest per month – December 2012 and January 2013	<u>277.49</u>
<b>Total Amount Due</b>	<b><u>\$14,152.17</u></b>

Please make check payable to: Cornwall Central School District

# Cornwall Central School District

Central Administration  
24 Idlewild Avenue  
Cornwall-on-Hudson, New York 12520

Phone: 845-534-8009 x7100  
Fax: 845-534-9032

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## INVOICE

TO: Shamrock Creek, LLC  
46 Meadowbrook Lane  
New Windsor, New York 12553

October 30, 2013

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### DESCRIPTION: 2013-14 Payment in Lieu of Taxes (PILOT) Billing

The following reflects the School Year 2013-14 PILOT billing for SBL 37-1-40.22 and 37-1-42.12 (Year 2) as per your agreement with the IDA for your property located in the Town of New Windsor.

#### SBL 37-1-40.22

Total Taxable Valuation = Base Valuation + (added value x 10%)

2011 Assessed Value = \$5,900

2013 Assessed Value = \$97,100

Total Taxable Valuation = \$5,900 + (\$91,200 x 10%) = \$15,020

Amount Due = \$15,020/1000 x 141.062915 tax rate per \$1,000 =

**\$ 2,118.76**

#### SBL 37-1-42.12

Total Taxable Valuation = Base Valuation + (added value x 0%)

2011 Assessed Value = \$81,900

2012 Assessed Value = \$7,200

Total Taxable Valuation = \$7,200 + (\$0 x 10%) = \$7,200

Amount Due = \$7,200/1000 x 141.062915 tax rate per \$1,000 =

**\$ 1,015.65**

**Total Amount Due**

**\$ 3,134.41**

Please make check payable to: Cornwall Central School District  
Payment is due by November 30, 2013 to avoid interest and penalties

James R. Loeb  
Richard J. Drake  
Glen L. Heller\*  
Marianna R. Kennedy  
Gary J. Gogerty  
Stephen J. Gaba  
Adam L. Rodd  
Dominic Cordisco  
Timothy P. McElduff, Jr.  
Ralph L. Puglielle, Jr.

Nicholas A. Pascale  
Benjamin M. Wilkinson  
Sebastian Lemos  
Hunter D. Raines  
Taylor M. Palmer

Thomas J. Egan  
Of Counsel

\*LL.M. in Taxation

January 6, 2014

**BY HAND DELIVERY**

Robert T. Armistead, Chairman  
Orange County Industrial Development Agency  
4 Crotty Lane, Suite 100  
New Windsor, New York 12553

Re: Amy's Kitchen, Inc. // Town of Goshen

Dear Chairman Armistead and Board Members:

I am pleased to enclose the application for financial assistance on behalf of Amy's Kitchen, Inc. (AKI). AKI is considering siting a food manufacturing facility in the Town of Goshen at the Echo Lake site off of NYS Route 17M in the Town of Goshen. The facility will be approximately 500,000 square feet in size, where AKI will make all of its product lines of organic and natural foods. The project will also include a conference center that will support annual gatherings for talks and lectures on issues important to Amy's Kitchen's founders and community.

This potential project has already received strong support from the Town of Goshen. Enclosed is the Town Board's letter in support of financial incentives, including support for the super-enhanced PILOT agreement for this project.

In addition to the application, we will submit a copy of the full Environmental Assessment Form that will be provided to the Town of Goshen Planning Board in the near future. We anticipate that the Planning Board will declare its intent to serve as SEQR Lead Agency.

We would be pleased to present the project to you at your January 15th meeting.

Very truly yours,



DOMINIC CORDISCO

DRC/rb/332689  
Enclosures

cc: Mark Rudolph, Chief Financial Officer, AKI  
J. Michael Mullis, President & CEO, J.M. Mullis, Inc.  
(by email only)

**ORANGE COUNTY  
INDUSTRIAL  
DEVELOPMENT  
AGENCY**

**APPLICATION FOR  
FINANCIAL ASSISTANCE**

Amy's Kitchen, Inc.  
(Applicant Name)

**Robert T. Armistead  
Chairman**

Orange County Business Accelerator  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553

Phone: 845-234-4192 Fax: 845-220-2228

[www.orangecountygov.com/ida](http://www.orangecountygov.com/ida)

Updated June 2013

# ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Amy's Kitchen, Inc  
Mailing Address: 1650 Corporate Circle, Ste 200, Petaluma, CA 94955  
Phone No.: (707) 775-7142  
Fax No.: (866) 313-8285  
Fed Id. No.: 68-0154899  
Contact Person: Mark Rudolph

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):  
Attached

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

#### Form of Entity

Corporation

Date of Incorporation: 1988  
State of Incorporation: California

Partnership

General: \_\_\_\_\_ or Limited: \_\_\_\_\_  
Number of general partners: \_\_\_\_\_  
If applicable, number of limited partners: \_\_\_\_\_

Date of formation: \_\_\_\_\_  
Jurisdiction of Formation: \_\_\_\_\_

Limited Liability Company/Partnership (number of members \_\_\_\_\_)

Date of Incorporation: \_\_\_\_\_  
State of Incorporation: \_\_\_\_\_

Sole Proprietorship

## Application for Financial Assistance

If a foreign organization, is the applicant authorized to do business in the State of New York?

Yes       No

### APPLICANT'S COUNSEL

Name: Dominic Cordisco

Address: 555 Hudson Valley Ave., Ste 100, New Windsor, NY 12553

Phone No.: (845) 561-0550

Fax No.: (845) 561-1235

### II. PROJECT INFORMATION

A) Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected.

Land -\$7M, Construction of building - \$50M, Production equipment - \$36M, Soft costs - \$2M

B) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

Town of Goshen Planning Board site plan application anticipated to be submitted in January 2014.

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

## Application for Financial Assistance

### Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

200 acres

(b) Are there buildings now on the project site?

Yes  No

(c) Indicate the present use of the project site.

Former sand and gravel quarry

(d) Indicate relationship to present user of project.

None

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

Yes - 350,000 - 500,000 sqft

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

No

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .)

Raw material receiving, mfg of finished good frozen entrée meals, storage, shipping

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

This building will be used for day to day operations with approx 10-15,000 sqft. of office

## Application for Financial Assistance

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

---

7. List principal items or categories of equipment to be acquired as part of the project.

Production line equipment, spiral freezers, conveyance, cooling/freezing systems.

8. Has construction work on this project begun?

Complete the following

(a) site clearance	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	% complete
(b) foundation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	% complete
(c) footings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	% complete
(d) steel	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	% complete
(e) masonry work	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	% complete
(f) other (describe below)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	% complete

9. Will any of the funds borrowed through the Agency be used for refinancing?

No

---

10. Is a purchaser for the bonds in place? \_\_\_\_\_

### COST BENEFIT ANALYSIS:

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>	
Estimated Sales Tax Exemption	\$ 6,500,000.00	New Jobs Created	681
		Existing Jobs Retained	0
Estimated Mortgage Tax Exemption	\$ 420,000.00	Private Funds invested	\$20,000,000.00
		Other Benefits	\$
Estimated Property Tax Abatement	\$	Expected Yearly Payroll	\$ 1800000
Estimated Interest Savings IRB Issue	\$	Expected Gross Receipts	\$ 150,000,000.00



## Application for Financial Assistance

B) Project Address: 100 Echo Lake Rd., Goshen, NY 10924

Tax Map Number Goshen: 12-1-23.2 & 12-1-24.2  
(Section/Block/Lot)

Located in City of: \_\_\_\_\_  
 Located in Village of \_\_\_\_\_  
 Located in Town of Goshen  
 School District of Goshen

C) Are utilities on site?

Water  Yes  No      Electric  Yes  No  
 Gas  Yes  No      Sanitary/Storm Sewer  Yes  No

D) Present legal owner of the site: \_\_\_\_\_  
 If other than from applicant, by what means will the site be acquired for this project?  
Tetz Family, LLC

E) Zoning of Project Site:      Current: Ind/Com-Off      Proposed: Ind/Com-Off

F) Are any variances needed? No

G) Principal use of project upon completion: Food Manufacturing

H) Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?  Yes  No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?  Yes  No

I) Estimate how many construction/permanent jobs will be created or retained as a result of this project and the estimated annual salary range:

	<u>Number of jobs created</u>		<u>Estimated Annual Salary Range</u>	
Construction:		\$		to \$
Permanent	681	\$	20,000	to \$ 150,000
Retained		\$		to \$

J) Financial Assistance being applied for:

	<u>Estimated Value</u>
<input checked="" type="checkbox"/> Real Property Tax Abatement	\$ <u>4,500,000.00</u>
<input checked="" type="checkbox"/> Mortgage Tax Exemption	\$ <u>420,000.00</u>
<input checked="" type="checkbox"/> Sales and Use Tax Exemption	\$ <u>6,500,000.00</u>
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds	\$ _____

## Application for Financial Assistance

K) Project Costs (Estimates)

Land	7,000,000
Building	\$50,000,000.00
Equipment	\$36,000,000.00
Soft costs	\$2,000,000.00
Other	
<b>Total</b>	<b>\$95,000,000.00</b>

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the project is located.
- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JPTA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- F. Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of

## Application for Financial Assistance

the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

  
\_\_\_\_\_  
(Applicant Signature)

MARK N RUDDOLPH  
\_\_\_\_\_  
(Name of Officer)

CFO  
\_\_\_\_\_  
(Title)

This Application should be submitted to the Orange County Industrial Development Agency, c/o Robert T. Armistead, Chairman, Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, NY 12553.

The Agency will collect an administrative fee at the time of closing.  
**SEE ATTACHED FEE SCHEDULE** (page 10)

Bond Counsel  
CHARLES SCHACHTER, ESQ./  
RUSSELL GAENZLE, ESQ.  
Harris Beach PLLC  
99 Garnsey Road  
Pittsford, New York 14534  
Tel: (585) 419-8633  
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.

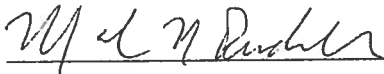
**Application for Financial Assistance**

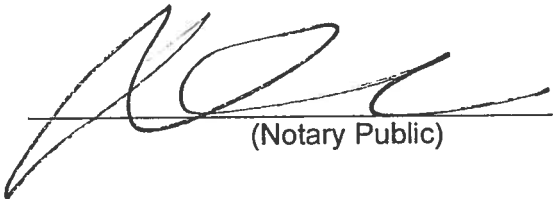
- 3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
- 4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

**HOLD HARMLESS AGREEMENT**

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

(Applicant Signature)

By:   
 Name: Mark N Rudolph  
 Title: Chief Financial Officer

  
 (Notary Public)

Sworn to before me this 6<sup>th</sup> day  
 of Jan., 2014

DOMINIC R. CORDISCO  
 Notary Public, State of New York  
 No. 02CO5041831  
 Qualified in Orange County  
 My Commission Expires 3/14

Application for Financial Assistance

***FEE SCHEDULE FOR THE  
ORANGE COUNTY IDA IS AS FOLLOWS:***

***IDA***

One-percent of the first \$2,000,000 plus one-half percent of amount above that, due at closing.\*

***Application Fee***

***\$5,000 non-refundable, due at application, broken down as follows:***

***IDA Administrative Fee: \$2,500***

***IDA Bond Counsel Fee: \$12,000-15,000 for straight lease transactions; fee for Tax-exempt transactions to be quoted depending on complexity of deal. \$2,500 due at application and balance due at closing for all deals.***

**NOTE:** IDA reserves the right to seek additional IDA and Bond Counsel fees for exceptionally complex transactions.

***Please make all Checks payable to:***

*Orange County Industrial Development Agency*

***Mail to:***

*4 Crotty Lane*

*New Windsor, NY 12553*

\*In the event that an applicant does not seek or does not qualify for the IDA's enhanced PILOT or the equivalent of the State's 485-b program, the fee will be a straight one-half percent (0.5%) of the IDA financing benefits provided to the project cost.

Labor Policy

Adopted May 18, 2006, it is the Labor Policy of the Orange County Industrial Development Agency to *encourage* all companies availing themselves of IDA benefits to use local workforce and pay prevailing wages on their project where possible.

**Town Supervisor**  
Douglas Bloomfield  
(845) 294-6996

**Town Clerk**  
Valma Eisma  
(845) 294-6250

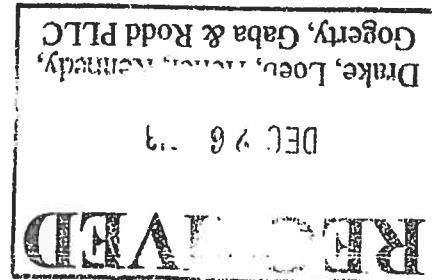


## Town of Goshen

**Council**  
Kenneth Newbold  
Louis Cappella  
George Lyons  
Philip Canterino

December 20, 2013

Robert T. Armistead  
Chairman  
O.C. Industrial Development Agency  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553



Re: Amy's Kitchen // Echo Lake Project

Dear Chairman Armistead and Board Members:

Please let this letter serve to confirm our support of the Amy's Kitchen organic food manufacturing facility proposed for the Echo Lake site off of NYS Route 17M in the Town of Goshen. The facility will be approximately 500,000 square feet in size, where Amy's Kitchen will make all of its product lines of frozen and prepared organic and natural foods. The project will also include a conference center that will support annual gatherings for talks and lectures on issues important to Amy's Kitchen's founders and community.

We are excited about this project as it fits well with the Town's strong agricultural heritage, and will likely provide a significant benefit to our region's farming community, as Amy's Kitchen looks to source many of its ingredients locally. In addition to the employment during construction, Amy's Kitchen conservatively estimates at least 600 permanent jobs within the facility.

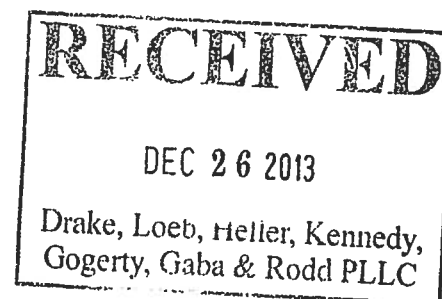
The project appears to be consistent with the Town's zoning and we anticipate that the Planning Board will serve as lead agency for the SEQR review. We understand that Amy's Kitchen seeks to commence construction in early 2015, and that they are working diligently towards that goal.

We appreciate any assistance and incentives that the Orange County IDA may provide, including incentives such as the super-enhanced PILOT agreement.

Thank you for your consideration.

Sincerely,

Douglas Bloomfield,  
Goshen Town Supervisor



**ORANGE COUNTY  
INDUSTRIAL  
DEVELOPMENT  
AGENCY**

**APPLICATION FOR  
FINANCIAL ASSISTANCE**

---

Pratt & Whitney Advanced Coating Technologies  
(Applicant Name)

**James O'Donnell  
Executive Director**

Office of Economic Development  
Orange County Government Center  
255 Main Street  
Goshen, NY 10924  
Tel: 845-291-2700  
[www.orangecountygov.com](http://www.orangecountygov.com)  
[jodonnell@orangecountygov.com](mailto:jodonnell@orangecountygov.com)

Updated August 2012



# ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Pratt & Whitney Advanced Coating Technologies ("PW" or the "Company")

Mailing Address: 400 Main Street, East Hartford, CT 06108

Phone No.: (860) 565-4321

Fax No.: \_\_\_\_\_

Fed Id. No.: 13-3679179

Contact Person: George Joseph

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership): PW is a wholly owned subsidiary of United Technologies Corp ("UTC"). UTC's Annual Report, Form 10-K, is enclosed for the purpose of providing information regarding the company's ownership structure.

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*): UTC's Annual Report, Form 10-K, is enclosed for the purpose of providing information regarding the company's structure.

Form of Entity

Corporation

Date of Incorporation: 7/21/1934

State of Incorporation: Delaware

Partnership

General \_\_\_\_\_ or Limited \_\_\_\_\_

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_

Date of formation \_\_\_\_\_

Jurisdiction of Formation \_\_\_\_\_

Limited Liability Company/Partnership (number of members \_\_\_\_\_)

Date of organization: \_\_\_\_\_

State of Organization: \_\_\_\_\_

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York? Yes

**APPLICANT'S COUNSEL**

Name: Joseph A. Santos

Address: 400 Main Street, East Hartford, CT 06108

Phone No.: (860) 565-4321

Fax No.: \_\_\_\_\_

**II. PROJECT INFORMATION**

A) Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected.

Please see attached.

B) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

To be determined

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

PW is a wholly owned subsidiary of UTC. Please see attached for the annual report of UTC.

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

Please see above.

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

UTC has been a public company offered on the New York Stock Exchange since September 5, 1934.

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

A 71,500 square foot building located on 5.05 acres of land

(b) Are there buildings now on the project site?

x Yes      \_\_\_\_\_ No

(c) Indicate the present use of the project site.

The building is a warehouse currently not in use.

(d) Indicate relationship to present user of project.

None

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:  
Yes, if the Company chooses this project site, it would involve the lease and subsequent acquisition of the building. The building was built in the year of 2000.

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

The company may construct a small mechanical room in a size yet to be determined.

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

Yes, please see attached.

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

Please see attached.

. . . including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

Please see attached.

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

Not applicable

7. List principal items or categories of equipment to be acquired as part of the project.

To be provided

8. Has construction work on this project begun?

Complete the following

(a) site clearance	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete
(b) foundation	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete
(c) footings	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete
(d) steel	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete
(e) masonry work	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete
(f) other (describe below)	<u>      </u> Yes	<u>  x  </u> No	<u>      </u> % complete

9. Will any of the funds borrowed through the Agency be used for refinancing?  
No

10. Is a purchaser for the bonds in place? No

**COST BENEFIT ANALYSIS:**

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
Estimated Sales Tax Exemption	<u>\$1,500,000 (Approximately)</u>	New Jobs Created <u>100</u>
		Existing Jobs Retained <u>0</u>
Estimated Mortgage Tax Exemption	<u>\$ To be determined</u>	Private Funds invested <u>\$140,000,000</u> over 5 years
Estimated Property Tax Abatement	<u>\$ To be determined</u>	Other Benefits <u>To be determined</u>
		Expected Yearly Payroll <u>\$ To be determined</u>
Estimated Interest Savings IRB Issue	<u>\$ Not applicable</u>	Expected Gross Receipts <u>\$ Not applicable</u>

B) Project Address: 225 Tower Drive, Middletown, NY 10941

Tax Map Number 40-1-56.221  
(Section/Block/Lot)

Located in City of \_\_\_\_\_

Located in Town of Walkill

Located in Village of \_\_\_\_\_

School District of Middletown

C) Are utilities on site?

Water Yes Electric Yes  
Gas Yes Sanitary/Storm Sewer Yes

D) Present legal owner of the site 225 Tower Drive Associates LLC  
If other than from applicant, by what means will the site be acquired for this project? Not applicable

E) Zoning of Project Site: Current: Industrial Proposed: No

F) Are any variances needed? No

G) Principal use of project upon completion: Manufacturing

H) Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another? No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York? No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York? No

I) Estimate how many construction/permanent jobs will be created or retained as a result of this project and the estimated annual salary range:

	<u>Number of jobs created</u>		<u>Estimated Annual Salary Range</u>
Construction:	<u>To be determined</u>	\$	<u>_____</u> to \$ <u>_____</u>
Permanent:	<u>100</u>	\$	<u>50,000</u> to \$ <u>200,000</u>
Retained:	<u>_____</u>	\$	<u>_____</u> to \$ <u>_____</u>

J) Financial Assistance being applied for:

	<u>Estimated Value</u>
<u>x</u> Real Property Tax Abatement	\$ To be determined
To be determined Mortgage Tax Exemption	\$ To be determined
<u>x</u> Sales and Use Tax Exemption	\$ 1,500,000
To be determined Issuance by the Agency of Tax Exempt Bonds	\$ To be determined

K) Project Costs (Estimates)

Land	
Building	<u>\$6,400,000 including land</u>
Equipment	<u>\$100,000,000 over a five year period</u>
Soft costs	
Other	<u>\$33,600,000 renovation</u>
<b>Total</b>	<u>\$140,000,000</u>

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the project is located.
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- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
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- F. Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

  
\_\_\_\_\_  
(Applicant Signature)

Kip Wyman  
\_\_\_\_\_  
(Name of Officer)

General Manager, Pratt & Whitney, Hot Section Module Center  
(Title)

This Application should be submitted to the Orange County Industrial Development Agency, c/o James O'Donnell, Executive Director, Orange County Government Center, 255 Main Street, Goshen, NY 10924 Tel: (845) 291-2700.

The Agency will collect an administrative fee at the time of closing.  
**SEE ATTACHED FEE SCHEDULE** (page 10)

Bond Counsel  
CHARLES SCHACHTER, ESQ./  
RUSSELL GAENZLE, ESQ.  
Harris Beach PLLC  
99 Garnsey Road  
Pittsford, New York 14534  
Tel: (585) 419-8633  
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both. To be provided

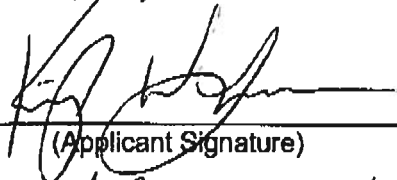
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3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any. Please see attached.

4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company. Not applicable

### HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or Installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an Invoice Itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.



(Applicant Signature)

By: KIP WYMAN

Name: KIP WYMAN

Title: GENERAL MANAGER,

PRATT & WHITNEY  
HOT SECTION MODULE  
CENTER

Cara M. Westfall  
(Notary Public)

Sworn to before me this 7<sup>th</sup> day  
of January, 2014

**CARA M. WESTFALL**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES NOV. 30, 2015





**FEE SCHEDULE FOR THE  
ORANGE COUNTY IDA IS AS FOLLOWS:**

**IDA**

One-percent of the first \$2,000,000 plus one-half percent of amount above that, due at closing.\*

**Application Fee**

***\$5,000 non-refundable, due at application, broken down as follows:***

***IDA Administrative Fee: \$2,500***

***IDA Bond Counsel Fee: \$12,000-15,000 for straight lease transactions; fee for Tax-exempt transactions to be quoted depending on complexity of deal. \$2,500 due at application and balance due at closing for all deals.***

**NOTE:** IDA reserves the right to seek additional IDA and Bond Counsel fees for exceptionally complex transactions.

**Please make all Checks payable to:**

*Orange County Industrial Development Agency*

**Mail to:**

*255 Main Street  
Goshen, New York 10924*

\*In the event that an applicant does not seek or does not qualify for the IDA's enhanced PILOT or the equivalent of the State's 485-b program, the fee will be a straight one-half percent (0.5%) of the IDA financing benefits provided to the project cost.

## Labor Policy

Adopted May 18, 2006, it is the Labor Policy of the Orange County Industrial Development Agency to *encourage* all companies availing themselves of IDA benefits to use local workforce and pay prevailing wages on their project where possible.

## Orange County Industrial Development Agency

### Application for Financial Assistance Attachment

- II.A) **Project Information:** Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected.

At the conclusion of a competitive site selection process that included three (3) candidate locations in three states, Pratt & Whitney Advanced Coating Technologies ("PW" or the "Company") will lease and subsequently purchase a 71,500 square foot warehouse located in Orange County, NY. The Company will renovate this property into a state of the art thermal barrier coating plant for jet engine air foils ("the project"). The Project is expected to result in a total investment of \$140 million by the year 2018, and additional investment is expected for the following five years. The investment includes the purchase of the facility and would include extensive facility renovations shown as follows:

Type	Capital	Expense
Facility upgrades to include, typical: fire system upgrade, access road, permits, engineering, interior demo and renovation	\$8,057,000	\$965,000
Equipment support services, typical: chilled water facility, HVAC, engineering, building addition	\$8,686,000	\$187,000
Information technologies and security	\$2,750,000	\$50,000
Electrical services, typical: building electrical service upgrade, equipment electrical distribution, auxiliary back up generation	\$7,735,000	\$218,000
Foundations, typical: coating equipment, transformer pad, process gas pads	\$1,350,000	\$0
Building	\$6,300,000	\$100,000
<b>Subtotal</b>	<b>\$34,878,000</b>	<b>\$1,521,000</b>
<b>Total</b>	<b>\$36,400,000 plus 10% Contingency</b>	

- II.4. **Project Data:** Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.

The existing 71,500 square foot warehouse building will be renovated to a ceramic thermal barrier coating plant for jet engine airfoils. The facility will consist of 7,000 square feet of

office space and 64,500 square feet for the coating plant. Approximately \$40 million of investment would be made to purchase and renovate the building. The remaining investment of approximately \$100 million will be for state of the art thermal barrier coating equipment to be installed over five years. It is anticipated that additional equipment will be purchased over the following five years, 2019 through 2023.

- 11.5. **Project Data:** What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered)

The Project's manufacturing process will be to apply a ceramic thermal barrier coating to jet engine airfoils. The purpose for securing a new coating facility is to meet the demand for jet engine contracts that the Company has secured for large aviation contracts. It is believed by the Company that the contracts secured thus far and future potential jet engine orders will require a new facility to meet production demand.

- 11.7. **Project Data:** List principal items or categories of equipment to be acquired as part of the project.

To be provided.

# Orange gets \$140M aerospace plant

## 100 jobs at facility due to open by 2015

BY JESSICA DINAPOLI

Times Herald-Record **TOWN OF WALLKILL** — Aerospace manufacturer Pratt & Whitney will invest \$140 million to transform an existing building on Tower Drive into a turbine-coating plant that will employ 100 people.

The company will start outfitting the building with high-tech manufacturing equipment this year, and begin operation between late 2014 and mid-2015, according to a spokesman.

Pratt & Whitney's new plant builds on a growing aerospace industry in the Town of Wallkill, Supervisor Dan Depew said at a news conference Monday evening.

The company already has a joint venture with Chromalloy called Advanced Coating Technologies, located just off Tower Drive.

One of Pratt & Whitney's suppliers, MeyerTool, is within walking distance, and Chromalloy is also located on Tower Drive.

Including the 100 new workers at Pratt & Whitney's planned plant, the Town of Wallkill is home to several hundred aerospace employees, Depew said.

The new project will help retain 95 of them working at Advanced Coating Technologies.

The town Planning Board will discuss the project at its meeting Wednesday night.

Pratt & Whitney's proposed work on the building includes an approximately 6,000-square-foot addition.

New York competed with Connecticut, Maine and Pennsylvania to win the project. All three states already have Pratt & Whitney operations, but New York state incentives gave Orange County an edge, Depew said.

Empire State Development, the state's economic development agency, has offered the company a \$900,000 capital grant, up to \$1.6 million in Excelsior Jobs Program tax credits and other incentives.

The company may also apply for tax breaks from the Orange County Industrial Development Agency.

"This is a great shot in the arm," said Orange County Executive Steve Neuhaus, adding that the county had two other major economic announcements it would make by the end of the month.

"Project X" had been in the works for about two years, said Orange County Partnership President and CEO Maureen Halahan, who also helped land it.

News of the project initially broke in June, when it appeared briefly on an IDA meeting agenda.

The Frassetto Cos., a New Jersey real estate firm, owns the building that the new Pratt & Whitney project targets.

Frassetto also owns other property in the town's expanding aerospace corridor along Tower Drive, possibly accommodating future growth in the industry, Depew said.

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**Motion By:** \_\_\_\_\_  
**Seconded By:** \_\_\_\_\_

**FINAL RESOLUTION**  
*(Stewart FBI, LLC Project)*

A regular meeting of the Orange County Industrial Development Agency was held on January 15, 2014 at 3:00 p.m. (local time) at the Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York 12553.

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a proposed project for the benefit of Stewart FBI, LLC (the "Company").

RESOLUTION AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO (i) TAKE TITLE TO OR A LEASEHOLD INTEREST IN APPROXIMATELY 2.40-ACRES OF VACANT LAND IN THE TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK (THE "LAND"); (ii) APPOINT STEWART FBI, LLC AS ITS AGENT TO UNDERTAKE A CERTAIN PROJECT AS MORE FULLY DESCRIBED BELOW; (iii) NEGOTIATE AND EXECUTE A LEASE AGREEMENT, LEASEBACK AGREEMENT AND RELATED PAYMENT-IN-LIEU-OF-TAX AGREEMENT; (iv) PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES AND USE TAX EXEMPTION FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A PARTIAL REAL PROPERTY TAX ABATEMENT THROUGH THE PILOT AGREEMENT; AND (C) IF NECESSARY, A MORTGAGE RECORDING TAX EXEMPTION FOR FINANCING RELATED TO THE PROJECT; AND (v) EXECUTE RELATED DOCUMENTS.

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **STEWART FBI, LLC** (the "Company"), for itself or on behalf of an entity to be formed (the "Company"), has submitted an application (the "Application") to the Agency requesting the Agency's assistance with respect to a certain project (the "Project") consisting of (i) the acquisition by the Agency of a leasehold or other interest in an approximately 2.40-acre parcel of vacant land located at 347 Avenue of the Americas (part of Stewart International Airport) in the Town of New Windsor, Orange County, New York (the "Land", being more particularly described as TMID No. 3-1-53), (ii) the construction on the Land of an

approximately 24,000 square-foot office building and related improvements (the "Improvements"); and (iii) the acquisition and installation in and around the Improvements of certain items of machinery, equipment and other tangible personal property including, but not limited to, HVAC systems, plumbing and electrical fixtures, security systems, elevators and office furniture (collectively, the "Equipment" and, together with the Land and the Improvements, the "Facility"); and

WHEREAS, pursuant to General Municipal Law Section 859-a, on July 15, 2013, at 10:00 a.m. local time, in the Court Room of the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York 12553, the Agency held a public hearing with respect to the Project and the proposed financial assistance being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views. A copy of the Minutes of the Public Hearing along with the Notice of Public Hearing published and forwarded to the affected taxing jurisdictions ten (10) days prior to said Public Hearing are attached hereto as **Exhibit A**; and

WHEREAS, on December 11, 2013, the Town of New Windsor Planning Board issued a negative declaration (the "Negative Declaration") under Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA") regarding the Project, a copy of which is attached hereto as **Exhibit B**; and

WHEREAS, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of acquiring, constructing and equipping the Facility pursuant to an agent agreement (the "Agent Agreement"), (ii) negotiate and enter into a lease agreement (the "Lease Agreement"), leaseback agreement (the "Leaseback Agreement") and payment-in-lieu-of-tax agreement (the "PILOT Agreement") with the Company, (iii) take title to or a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and personal property constituting the Project (once the Lease Agreement, Leaseback Agreement and PILOT Agreement have been negotiated), and (iii) provide financial assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction and equipping of the Project, (b) a partial real property tax abatement through the PILOT Agreement, and (c) if necessary, a mortgage recording tax exemption for financing related to the Project; and

WHEREAS, the Lease Agreement, Leaseback Agreement, PILOT Agreement and related documents have been negotiated and are presented to this meeting for approval and execution.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and other correspondence submitted by the Company to the Agency, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in Orange County and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries; and

(F) The Town of New Windsor Planning Board has issued a Negative Declaration with respect to the Project. The Project involves an "Unlisted Action" as said term is defined under SEQR. The review is uncoordinated. Based upon the review by the Agency of the Negative Declaration, the Full Environmental Assessment Form (the "EAF") and related documents delivered by the Company to the Agency and other representations made by the Company to the Agency in connection with the Project, the Agency hereby ratifies the Town of New Windsor Planning Board's findings that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" as such quoted terms are defined in SEQR; and (iii) no "environmental impact statement" as such quoted term is defined in SEQR, need be prepared for this action. This determination constitutes a negative declaration for purposes of SEQR; and

(G) Based upon representations and warranties made by the Company in the Application, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project, that would otherwise be subject to New York State and local sales and use tax in an amount up to \$2,100,000, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed \$170,625. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may



recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, shall (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 2. Subject to the Company executing the Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the Agent Agreement shall expire on December 31, 2014 (unless extended for good cause by the Executive Director of the Agency) if the Lease Agreement, Leaseback Agreement and PILOT Agreement contemplated have not been executed and delivered.

Section 3. The Chairman, First Vice Chairman and Second Vice Chairman and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to negotiate and execute (A) the Lease Agreement whereby the Company leases the Project to the Agency, (B) the related Leaseback Agreement conveying the Project back to the Company, and (C) the PILOT Agreement; provided, that, (i) the rental payments under the Leaseback Agreement include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy or the procedures for deviation have been complied with.

Section 4. The Chairman, First Vice Chairman, Second Vice Chairman and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any Lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement and PILOT Agreement are collectively referred to as, the "Agency Documents"); and, where appropriate, the Secretary or Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chairman, First Vice Chairman, Second Vice Chairman and/or Executive Director of the Agency shall approve, the execution thereof by the Chairman, First Vice Chairman, Second Vice Chairman and/or Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 6. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Robert Armistead				
Mary Ellen Rogulski				
Russell O. Vernon				
Stephen Brescia				
John Steinberg, Jr.				
Henry VanLeeuwen				
Robert Schreibeis, Sr.				

The Resolutions were thereupon duly adopted.

STATE OF NEW YORK )  
COUNTY OF ORANGE ) ss:

I, the undersigned Secretary of the Orange County Industrial Development Agency, DO  
HEREBY CERTIFY:

That I have compared the foregoing extract of the minutes of the meeting of the Orange  
County Industrial Development Agency (the "Agency") including the resolution contained  
therein, held on January 15, 2014, with the original thereof on file in my office, and that the same  
is a true and correct copy of the proceedings of the Agency and of such resolution set forth  
therein and of the whole of said original insofar as the same relates to the subject matters therein  
referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting,  
that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public  
Officers Law (Open Meetings Law), said meeting was open to the general public, and that public  
notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present  
throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force  
and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this  
\_\_\_\_\_ day of January, 2014.

\_\_\_\_\_  
Stephen Brescia, Secretary

**EXHIBIT A**

Public Notice Documents

[See Attached]

**EXHIBIT B**

Negative Declaration by the Town of New Windsor Planning Board

[See Attached]

# Sullivan leaves Orange for Pike

## Partnership now seeking business attraction chief

BY JAMES WALSH

Times Herald-Record **GOSHEN** — The Orange County Partnership starts the new year looking to replace Michael Sullivan, who resigned after six months as the agency's director of business attraction to return to the Pike County, Pa., Economic Development Authority.

Sullivan, a longtime promoter of economic development in the region, has resumed being executive director of the Pike agency.

He cited "personal circumstances" for resigning at year's end from the partnership.

"I loved the partnership, and I liked very much working in Orange County," Sullivan, who lives in Deerpark, said Friday from his Milford, Pa., office. "But there were personal considerations that I don't want to disclose... extenuating circumstances that had nothing to do with the partnership."

### Position brings jobs to county

Maureen Halahan, president and CEO of the partnership, said two candidates were being considered for the job, but a broader search was likely. The position involves generating leads on projects that bring employment to the county.

It has served as a launching pad of careers for people like Halahan and Meghan Taylor, Sullivan's predecessor, who now heads the Putnam County Economic Development Corp.

Nearly 70 people applied before Sullivan was hired in May.

"It doesn't take long (to fill) because it's a very desirable position," Halahan said. "But we want to take our time and be sure we find the right candidate."

Upon hiring Sullivan, Halahan recalled he was her mentor when she was new to the partnership, and he was running a similar agency in Sullivan County.

"He was one of the best we ever had; a great worker," Halahan said of Sullivan.

"He always worked well with the prospects, and he was a great member of our team."

Sullivan's familiar smiling face was still on the partnership's website Friday almost like he'd never left, and it appeared prominently in a collage of photos on Pike's site as well.

He spoke enthusiastically of opportunities and challenges to boost Pike's development, and said he'd soon be discussing them with the board of the Economic Development Authority.

Yet, he said: "I truly miss Orange County and Maureen, and all the people who work there."

[jwalsh@th-record.com](mailto:jwalsh@th-record.com)

**"He was one of the best we ever had; a great worker. He always worked well with the prospects, and he was a great member of our team."**

**MAUREEN HALAHAN**

President, CEO Orange County Partnership