



# ORANGE COUNTY

## INDUSTRIAL DEVELOPMENT AGENCY

**Jeffrey Crist**, Chairman • **Dean Tamburri**, Vice Chairman • **Vincent Odock**, Secretary • **Susan Walski**, Board Member  
**Marc Greene**, Board Member • **Giovanni Palladino**, Board Member • **Linda Muller**, Board Member  
**William Fioravanti**, Chief Executive Officer • **Lino J. Sciarretta**, General Counsel • **Daniel G. Birmingham**, Bond Counsel

---

### Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on January 15th, 2025, immediately following the OCFC Meeting at Orange County IDA Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY 12553 to consider and/or act upon the following:

#### Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
  - Approval of Minutes from December 18th, 2024, Board of Directors Meeting
- **Reorganization Meeting**
  - Chairman: Jeffrey Crist
  - Vice Chairman: Dean Tamburri
  - Secretary: Vincent Odock
  - Chairman
    - Resolution – Appoint Chairman
  - Officers Other Than Chairman
    - Resolution – Electing Officers Other Than Chairman
  - Chief Executive Officer: William Fioravanti
    - Resolution – Appoint Chief Executive Officer
  - External Chief Financial Officer: RBT CPAs, LLP
    - Resolution – Appoint External Chief Financial Officer
  - Records Access Officer: Kelly Reilly
  - FOIL Appeals Officer: William Fioravanti
    - Resolution – Appoint Records Access Officer & FOIL Appeals Officer
  - Depositories and Set Limits: Orange Bank & Trust, JPM Chase, Provident, M&T , TD Bank
    - Resolution – Designate Depositories and Set Limits
  - Official Newspaper: Times Herald-Record
    - Resolution – Designation of Official Newspaper
- **IDA Chairman’s Appointments:**
  - Audit Committee
  - Finance Committee
  - Governance Committee

- **Reports**
  - Chairman's Report
  - CEO Report
  - Committee Reports
    - Finance Committee – Marc Greene
- **Old Business**
  - UTEP Update – Bill Fioravanti
- **New Business**
  - Accept December 2024 Financials – Marc Greene
  - Approval of December / January Payables – Marc Greene
  - Certificate of Deposit Investment Option – Matures 01/12/25 – Marc Greene
  - Authorization for Staff to Pay Recurring Bills and Insurance Invoices – Marc Greene
  - Approval Guidelines for Electronic Payments to Vendors – Marc Greene
  - 2025 Meeting Schedule – Jeffrey Crist
  - Staff Reviews and Compensation – Jeffrey Crist
- **Adjournment**

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

Dated: January 08, 2025

By: William Fioravanti – Chief Executive Officer

**4 Crotty Lane, Suite 100 • New Windsor, NY 12553  
Phone: (845) 234-4192 • Fax : (845) 220-2228 • Email : [business@ocnyida.com](mailto:business@ocnyida.com)**



# ORANGE COUNTY

## INDUSTRIAL DEVELOPMENT AGENCY

---

Jeffrey Crist, Chairman • Dean Tamburri, Vice Chairman • Vincent Odock, Secretary  
Susan Walski, Board Member • Marc Greene, Board Member • Giovanni Palladino, Board Member • Linda Muller, Board Member  
William Fioravanti, Chief Executive Officer • Lino J. Sciarretta, General Counsel • Daniel G. Birmingham, Bond Counsel

---

Date: December 23, 2024  
From: Jeffrey D. Crist  
RE: Next Meeting Date

### *IDA Board Meeting Notice*

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

**Wednesday January 15, 2025  
immediately following the  
5:00pm OCFC meeting**

**OC IDA Headquarters  
4 Crotty Lane, Suite 100  
New Windsor, NY 12553**

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

Orange County Industrial Development Agency  
4 Crotty Lane, Suite 100 • New Windsor, NY 12553  
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: [business@ocnyida.com](mailto:business@ocnyida.com)

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

---

**Board of Directors Meeting Minutes**  
Wednesday, December 18<sup>th</sup>, 2024

**Meeting Location:** 4 Crotty Lane, New Windsor, New York, 12553

**Board Members Present:** Jeffrey Crist, Dean Tamburri, Susan Walski, Linda Muller, Marc Greene (late)

**Board Members Absent:** Giovanni Palladino, Dr. Vincent Odock

**Staff Present:** Bill Fioravanti, Kelly Reilly, Marty Borrás, Jose Rojas (A/V), Lino Sciarretta, Rudy Zodda (General Counsel), Dan Birmingham (Bond Counsel)

**Others Present:** Brian Sanvidge (NYS Monitor)

---

**I. Call Meeting to Order**

The Chairman called the meeting to order at 5:14 p.m.

**II. Roll Call**

Mr. Fioravanti acknowledged the Board, staff members, and guest present.

**III. Proof of Notice**

The Chairman acknowledged that the meeting was duly noticed.

**IV. Minutes**

**A MOTION TO APPROVE THE NOVEMBER 20<sup>TH</sup>, 2024, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MS. MULLER, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

**V. Reports**

**Chairman's Report:** The Chairman advised that the annual financial disclosure will be due and gave a brief description of the meetings he's attended regarding agricultural and rural issues.

**CEO Report:** Mr. Fioravanti reviewed the policy binders created for the Board. He stated that an updated UTEP policy is about to be approved and will be added to the binder once it is

finalized. Ms. Reilly explained the annual Board documents that are to be reviewed and submitted by the January 2025 Board meeting. Mr. Fioravanti advised that the OCIDA has hired a grant administrator for the brownfield assessment grant.

## **Committee Reports**

**Governance Committee:** Ms. Muller listed the items on the OCIDA bylaws which are still under review. She stated that the Human Resources policy is being reviewed by Counsel and will be updated to be presented at the next Governance Committee meeting. The Board will consider the UTEP policy revisions and a public hearing will be held during the January 15<sup>th</sup>, 2025 Board meeting.

## **VI. New Business**

**Royal Wine STE (Sales Tax Exemption) Extension:** Mr. Birmingham gave an overview of the request because General Counsel had represented the project previously and therefore had a conflict of interest. Mr. Birmingham described the request to extend the expiration date from December 31<sup>st</sup>, 2024, through June 30<sup>th</sup> 2025 for the project's sales tax exemption and reviewed the resolution which included a condition of no events of default.

**A MOTION TO APPROVE THE RESOLUTION AUTHORIZING THE EXTENSION OF THE ROYAL WINE SALES TAX EXEMPTION THROUGH JUNE 30<sup>TH</sup>, 2025, WAS MADE BY MS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL.**

**NYS Economic Blueprint:** Mr. Fioravanti stated that the objective of the initiative is to provide policy recommendations to the legislature and the Governor that address New York's competitiveness with the goal of making New York more affordable reversing out migration and supporting economic growth and opportunity. He stated that they have requested a \$5,000 sponsorship which the Finance Committee approved and recommended.

**A MOTION TO APPROVE THE \$5,000 SPONSORSHIP FOR THE NYS ECONOMIC BLUEPRINT WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Lease Extension for 4 Crotty Lane:** Mr. Fioravanti discussed the terms for the lease extension and stated that the landlord agreed to replace the carpet at no cost. He noted that the Finance Committee had voted to recommend the extension of the lease to April of 2028.

**A MOTION TO EXTEND THE LEASE FROM APRIL OF 2026 TO APRIL OF 2028 WAS MADE BY MS. MULLER, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

**New Website Demonstration:** Ms. Fioravanti gave a brief overview of the new website which is expected to be launched by the end of December 2024. The Board discussed Fraud Protection and Cyber Security components for the new website.

**2025 Meeting Schedule:** Mr. Crist stated that the schedule is still under review to accommodate all members. Mr. Fioravanti will poll the Board again.

**Finance Committee:** Mr. Greene entered the meeting at 5:45 p.m. He noted the increased expenses for legal counsel and other unexpected items and stated that the CD scheduled to mature on January 12, 2025, will be discussed at the January 15<sup>th</sup>, 2025, Board meeting.

**A MOTION TO APPROVE THE NOVEMBER 2024 OCIDA FINANCIAL REPORT AND THE NOVEMBER / DECEMBER 2024 OCIDA PAYABLES WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Compensation Adjustment:** The Board asked for motion to approve as recommended during the Finance Committee meeting.

**A MOTION TO APPROVE THE YEAR-END COMPENSATION ADJUSTMENTS FOR EMPLOYEE NUMBER K00875 FOR \$4,775 AND EMPLOYEE NUMBER D00868 FOR \$15,000 WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

## **VII. Adjournment**

**A MOTION TO ADJOURN THE MEETING WAS MADE BY MS. WALSKI, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**The meeting closed at 5:53 p.m.**

RESOLUTION APPOINTING THE CHAIRMAN OF THE IDA FOR 2025.

MOTION BY:

SECONDED BY:

WHEREAS, the IDA By-Laws call for the election of a Chairman at this time; and

WHEREAS, this IDA wishes to appoint a Chairman for the year 2025.

NOW, THEREFORE, BE IT RESOLVED that this IDA hereby appoints Jeffrey Crist to the position of Chairman for the year 2025.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION ELECTING OFFICERS OTHER THAN CHAIRMAN FOR 2025.

Motion By:

Seconded By:

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

WHEREAS, the Chairman for 2025 has already been elected and recorded in the minutes; and

WHEREAS, the Chairman has proposed a slate of officers as listed below.

NOW, THEREFORE, BE IT RESOLVED that the following are elected IDA officers for 2021:

Vice Chairman: Dean Tamburri  
Secretary: Vincent Odock

	<u>Yea</u>	<u>Nav</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION APPOINTING THE CHIEF EXECUTIVE OFFICER OF THE IDA FOR 2025.

MOTION BY:

SECONDED BY:

WHEREAS, by resolution dated December 12, 2019, this IDA established the position of Chief Executive Officer for the Agency; and

WHEREAS, this IDA wishes to appoint a Chief Executive Officer for the year 2025.

NOW, THEREFORE, BE IT RESOLVED that this IDA hereby appoints William Fioravanti to the position of Chief Executive Officer for the year 2025.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION APPOINTING IDA EXTERNAL CHIEF FINANCIAL OFFICER FOR 2025.

Motion By:

Seconded By:

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

NOW, THEREFORE, BE IT RESOLVED that RBT CPAs, LLP be designated the IDA’s external Chief Financial Officer for 2025.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION APPOINTING IDA FREEDOM OF INFORMATION LAW OFFICIALS FOR 2025.

Motion By:

Seconded By:

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

NOW, THEREFORE, BE IT RESOLVED that Kelly Reilly is appointed Records Access Officer and William Fioravanti is appointed FOIL Appeals Officer for 2025.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION APPROVING IDA DEPOSITORIES FOR 2025.

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 External Chief Financial Officer has requested that the IDA so designate its depositories.

NOW, THEREFORE, BE IT RESOLVED that pursuant to 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>
Provident Bank	\$12,000,000
M&T Bank	\$12,000,000
JP Morgan Chase Bank	\$12,000,000
Orange Bank and Trust Company	\$12,000,000
TD Bank	\$12,000,000

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED

RESOLUTION DESIGNATING OFFICAL NEWSPAPER FOR 2025.

Motion By:

Secoded By:

WHEREAS, this IDA requires an Official Newspaper for the purposes of publisihing legal notices during the year 2025.

NOW, THEREFORE, BE IT RESOLVED that The Times Herald-Record be designated the IDA’s Offical Newspaper for 2025.

	<u>Yea</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Linda Muller				
Giovanni Palladino				
Susan Walski				

Date: 01-15-25

Resolution: ADOPTED



## **Report to the Board of Directors**

**Bill Fioravanti, CEO**

**January 2025**

### **I. Key Items on the January Board Meeting Agendas:**

- 1. Reorganization Meeting** – January is the time of year when we must reappoint people to various positions. As always, we will reappoint our Board officers and the Chair will make all committee assignments and chairmanships.

In addition, upon the guidance of our new general counsel at Bleakley Platt, this year we will formally reappoint the following: CEO, our External CFO, our Records Access Officer and FOIL Appeals Officer. We will also designate our official news publication for all OCIDA notices as well as which financial institutions we can invest our funds in and up to what amount. Bleakley Platt will provide formal resolutions for each of these appointments, which we will share under separate cover.

- 2. UTEP Update** – We are now planning on adopting the final versions of our revised UTEP documents at our February 19<sup>th</sup> Board of Directors meeting. We had originally hoped to do so at this month's Board meeting, but the reason we could not do so is as follows:

In addition to holding a public hearing on the UTEP (1/28/25 at 11am), we must also provide all affected taxing jurisdictions notice of our anticipated adoption of the policies 30 days in advance, as required by statute. In our last Governance Committee meeting on 12/11/24, our new counsel suggested some minor edits to the new. Those edits were formally incorporated on 12/20/24. So, at that point we were unable to provide the required 30-day notice in advance of our January meeting, so we are moving adoption of the policies to our February Board meeting.

- 3. Authorizing Staff to Pay Recurring Bills and Insurance Invoices** – This is another action that we have taken every January. To shorten the time it takes to pay and to avoid late fees, Staff has asked the Board for authorization to pay all typical, recurring bills for the year ahead (rent, utilities, etc), without Finance Committee approval of each specific bill in advance (though the committee does review all such bills, after the fact). This year, we are asking you to also include any insurance premiums that are due as well, as they tend to require very fast turnaround of payment and we do not want to risk a lapse of coverage of any sort.
- 4. Approval Guidelines for Electronic Payments to Vendors** – We recently began using an online bill paying service known as [Ramp.com](https://www.ramp.com). Use of this tool is also intended to shorten our turnaround times for paying bills and to avoid late payment fees. This application will allow us to send specific invoices to designated Finance Committee

members for them to review and approve or deny, remotely. At next week's Finance Committee meeting, we will formulate a policy for these remote approvals, and then we'll look for adoption of these guidelines by the full Board.

5. **Staff Reviews and Compensation** – I am conducting performance evaluations for our Director of Administration and Finance & Compliance Manager. I will propose pay increases for both at next week's Finance Committee meeting, and then ask the full Board to formally approve them. Chairman Crist has conducted my 2024 evaluation and he plans to discuss with each of you in advance of next week's meeting.
6. **2025 Meeting Calendar** – At least one of our members has requested a shift to our meeting calendar due to other conflicts. You'll recall the I polled everyone recently, however that was unsuccessful and we are back to the drawing board. Please be prepared to provide your availability for various potential meeting dates in 2025.

## II. Website Update

The new OCIDA/OCFC website was officially launched earlier week. As you saw last month, the new site has a fresh, clean look and it incorporates various elements intended to allow full transparency of our projects, policies, etc to the general public. Staff will undergo training with the web developer this week to learn how to update all sections of the site ourselves. Please check out the site when you can at: [www.ocnyida.com](http://www.ocnyida.com)

## III. OCIDA/OCFC Policies Review

Governance Committee members are currently reviewing several OCFC and OCIDA policies, which we will discuss at their next meeting. We currently have a Governance meeting scheduled for February 12<sup>th</sup> however Chairman Crist and I will be at a NYSEDC conference that day, so we will look to reschedule this meeting ASAP. Please look out for communication from me on that soon.

## IV. NYSEDC conference

Chairman Crist and I will be attending NYSEDC's 2025 Economic Development Conference in Albany on February 11-12. We will report back to the Board what we learned.

## V. Other Meetings and Presentations

- **Toured various development sites** with company looking to expand from New Jersey on 12/21.

- Participated in meeting with County Executive, his team and a contingent from the Town of Montgomery on 1/6 to **explore development opportunities** – beyond warehouses – in the Town.
- Met with County Executive, his team and officials from the City of Middletown on 1/7 regarding the **development of the Indigot wells** to supply water to prospective development sites in Middletown, Wallkill, Town of Goshen and Town of Wawayanda.
- Touring prospective sites with a **housing developer** interested in Orange County on 1/9.
- Meeting with officials from **Orange Ulster BOCES** regarding the proposed revisions to our Uniform Tax Exemption Policy on 1/10.
- Meeting with OC Director of Economic Development and Business Attraction VP from OC Partnership about **developing local sites for chip manufacturing** opportunities on 1/9. This will be a recurring meeting.

## VI. OCIDA In The News



# Warwick’s Transformation of Prison Campus To Thriving Business Hub & Recreational Site Should Be Studied By Haverstraw & Stony Point

12/22/2024

By Tina Traster



In 2011, the Town of Warwick in Orange County might have viewed New York's shuttering of the sprawling 730-acre Mid-Orange Correctional Facility prison campus as a disaster that would leave a blighted hole in the town, not to mention the loss of jobs. Instead, town leaders, along with Orange County and New York State seized on an opportunity to create the Warwick Office and Technology Park.

Now you might be thinking, okay, ratables are all good but why be so excited about a soulless, drab corporate campus?

Because this park is anything but run of the mill. Instead, the site is a superb template of adaptive reuse. An historic farmhouse, barns, and a batch of achingly beautiful 1930s brick buildings that first housed a boys' reform school and later prisoners, have become a campus for cannabis production, along with a smattering of other businesses. Commerce occupies 150 acres on the campus, while 600 acres have been captured for recreational space, including the return of a once inaccessible lake to the public.

Celebrating its ten-year milestone, the Warwick Office and Technology Park is the story of vision, swift action, persistence, and the partnering of the town, the Orange County IDA, New York State and private business.

Leadership in the Towns of Haverstraw and Stony Point, as well as Rockland County, would do well to study the evolution of the vacated prison campus into a thriving vibrant hub that has created more than 300 jobs, made a home for the burgeoning cannabis industry, and is attracting folks from near and far to its brewery, whiskey bar, and reclaimed open space.

Warwick's holistic vision to repurpose a significant piece of land stands in stark contrast to Letchworth Village, the former psychiatric center, which spans nearly 200 acres in Haverstraw and Stony Point and includes nearly 40 abandoned stone buildings. The campus, which spreads on both sides of Willow Grove Road, has sat underutilized and crumbling for two decades after the respective towns bought the site from New York State. In Stony Point, multiple proposed housing and hospitality projects have failed under referendums. In Haverstraw, the Town Board recently amended its Urban Renewal Plan to clear the way to facilitate a \$12 million sale of nearly 23 acres in the southeast corner of the property to BNE Acquisitions, LLC of Livingston, NJ. The developer plans to build 300 units of market-rate housing but the plan does not have a commercial or retail component and none of the historic structures will be repurposed.

"It was pretty devastating when we learned on the Friday of a July 4<sup>th</sup> weekend that the prison was closing," said Michael Sweeton, then the town Supervisor, who also served as vice president of the Warwick Valley Local Development Corporation (WVLDC), which was founded in 2011 to acquire and redevelop the Mid-Orange Correctional Facility that former Governor Andrew Cuomo shuttered for belt-tightening, along with six other prison facilities.

In 2014, the State of New York approved the transfer of the property to the WVLDC and the Town of Warwick. The entity secured private financing to pay New York State \$3.7 million for approximately 150 acres of the 730-acre site. The rest was transferred for \$1 and set aside for town recreation and deed-restricted open space.

With grants from Orange County Industrial Development Agency (OCIDA), the New York Office of Empire Development and private money, WVLDC sold the properties to what is now known as the Warwick Office and Technology Park. The redevelopment project is a joint effort between the town, the WVLDC, Orange County IDA, private business and the New York State Empire Development.

The Orange County IDA helped drive development of the campus with an initial investment of \$1 million in 2014. WVLDC used the funding to prepare 10 shovel-ready pad sites, covering 50 acres each, and infrastructure including water, sewer, natural gas and fiber-optic service. A new road and cul-de-sac provided access to the pad sites.

The WVLDC sought zoning changes to subdivide the land and to be “shovel ready” to attract businesses. Roughly 600 acres were reclaimed as recreational space including Lake Wickham, which had never been accessible to the public. Along the way Wickham Woodlands, with an arboretum of hundreds of native trees, planted meadows, pathways, and a sculpture garden, has made the property a signature attraction for the town and region.

What makes the Warwick Office and Technology Park a winning formula is that the campus was transformed with a grand plan that included preserving historic buildings, targeted marketing, selling vacant plots, and tying the campus together with roads and infrastructure and green space. At the heart of its efforts, the town envisioned a cannabis hub on its agricultural campus, which turned out to be a good strategic hunch, but it has not been limited to that purpose alone.

“We were able to attract business because of the funding; it made us competitive in marketing the site,” said Sweeton.

The transformation from a prison complex to a thriving business hub and sports park has created jobs and generated tax revenue. In 2024, businesses paid \$408,098 in property taxes and employed more than 300 workers.

Last July, the WVLDC sold its last parcel, and presented the town with a \$1.5 million check for improvements for recreation facilities.

Phyto-Farma labs, Citiva Medical, and urbanXtracts were early pioneers on the site. The irony of the transformation is not lost on anyone: a campus that once housed prisoners, many on marijuana offenses, is now making a product that New York State has sanctioned and is promoting as a growth industry.

“The prison had been there since the 1970s,” said Sweeton. The prison housed about 500 inmates and employed some 300 people. “They were a neighbor, an employer.” At the time, Sweeton and other officials agreed the property was “too important to leave in the hands of the state.” He added, “We wanted to take control of our destiny. We came up with a plan, and while the state was skeptical, to their credit they said ‘okay.’”

Phyto-Farma Labs tests cannabis for potency and other characteristics. Citiva Medical purchased 8.5 acres for a nearly 40,000 square-foot medical cannabis cultivation and processing center.

In 2021, the Chicago-based Green Thumb Industries cut the ribbon on the eight-parcel, 40-acre site it bought and redeveloped into a 450,000-square-foot facility to grow and process cannabis. The Orange County IDA gave Green Thumb a 15-year tax abatement and other benefits.

urbanXtracts revitalized the former 1930s barn on the site into an 18,000 square-foot state-of-the-art manufacturing center for cultivating and processing cannabis and its extracts from seed to sale. The company offers “white-label” service, processing and packaging products for other companies. It expanded its footprint with a four-thousand square foot greenhouse and outdoor cultivation area, as well as additional education and training facilities.

“It’s the organic-ness of the campus that makes it thrive,” said urbanXtracts CEO Eran Sherin. The company also owns two prominent former prison brick buildings, that are in relatively good condition but still unoccupied and surrounded by fencing.

“We have cleaned them out so we can understand what we have there,” Sherin said. Just like we did with the barn, we will repurpose them. We will find the beauty in what is there. Bring them back to life with purpose and service. This is a campus that is still developing; still very much emerging.”

Also in the park is Drowned Lands Brewery, a tap room offering ale, pizza, and a vibrant welcoming mat with its family-friendly space and outdoor patio. The craft beer maker is focused on “terroir,” meaning the ingredients derive from the surrounding environment, including the county’s renown rich “black dirt” soil. The business is housed in the 1930s former administration building of the former reform school for boys founded in the 1930s by Eleanor Roosevelt.

Companies in the business park include Hudson Sports Complex (the Foxes), which has fields, courts and batting cages for training. The roster rounds out with the Last Whiskey Bar, DeGraw & Dehaan Architects, Eden Restoration, Ground Control, and Scripted Fragrance.

At the entrance of the complex is a magnificent white “Manor House,” that stands in contrast to the hulking brick buildings. It houses Scripted Fragrance, a candle-maker. In 2018, the Orange County IDA made a \$2.5 million investment to start a business accelerator in the building, the original farmhouse on the site. The 10,000 square-foot building, built in 1842 by Harry B. Wisner, was completely renovated. The farmland that would eventually become the correctional facility was bought by Captain John Wisner Sr. in 1766.



The Manor House is where Amberlee Isabella, and her co-partner and mother Elizabeth have been building Scripted Fragrance since 2021. Around that time, the cottage-industry candle maker, working from Isabella’s basement, was featured on a CBS Sunday Morning segment about Etsy. Fulfilling orders took a month. Isabella jumped on an ad she saw for a small business accelerator program at The Manor.

“Our business has evolved tremendously since moving here in 2021, most notably in our manufacturing and custom capabilities,” said Isabella, whose business occupies the entire building. “Because we are vertically integrated, we can deliver incredibly high-quality custom candles.” Customers include the Biltmore Estate in Asheville, NC, celebrities like Hoda Kotb, and organizations such as the PGA, she said.

This year, Scripted Fragrance opened its candle store in the Manor House, where it offers candle-making classes.

Asked what he would tell Rockland officials casting for solutions for blighted campuses, Sweeton said, “There is no better way to help a community than to take control and develop it with a vision that fits. To leave it to chance, is risky. It takes determination and forethought and the energy to plow ahead.”

After Warwick seized the day, the town held town board meetings and met with citizens. He said buy-in, particularly over creating a cannabis hub, helped to give the project momentum.

“We asked people if they thought it was a good thing, and there was 100 percent agreement.”

**Orange County Industrial Development Agency  
Budget vs. Actuals: FY\_2024 - FY24 P&L  
December 2024**

	Oct 2024			Nov 2024			Dec 2024			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
<b>Income</b>												
4000 Application Fee	2,500.00	833.33	1,666.67		833.33	-833.33		833.37	-833.37	7,500.00	10,000.00	-2,500.00
40300 Closing Fees		37,500.00	-37,500.00		37,500.00	-37,500.00		37,500.00	-37,500.00	32,300.00	450,000.00	-417,700.00
40400 IDA Administrative Fees			0.00			0.00			0.00	500.00	0.00	500.00
41000 Local Labor Auditing Fees Income (pass-thru)		0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00
42000 Other IDA Fees		2,140.00	-2,140.00	500.00	2,140.00	-1,640.00		2,140.00	-2,140.00	3,000.00	25,680.00	-22,680.00
42500 Other income	4,500.00		4,500.00			0.00			0.00	20,618.00	0.00	20,618.00
42600 Insurance Recoveries			0.00			0.00			0.00	400,000.00	0.00	400,000.00
43000 Pass Thru Legal Fees			0.00			0.00			0.00	1,000.00	0.00	1,000.00
44000 Subtenant Rents		0.00	0.00		0.00	0.00		0.00	0.00	7,180.00	11,100.00	-3,920.00
45000 Management Fee Income	7,217.92		7,217.92	6,746.47		6,746.47	19,023.19		19,023.19	97,872.52	0.00	97,872.52
49000 Interest Earnings	129.95	19,500.00	-19,370.05	138.34	19,500.00	-19,361.66	266.95	19,500.00	-19,233.05	241,410.86	234,000.00	7,410.86
<b>Total Income</b>	<b>\$ 14,347.87</b>	<b>\$ 59,973.33</b>	<b>-\$ 45,625.46</b>	<b>\$ 7,384.81</b>	<b>\$ 59,973.33</b>	<b>-\$ 52,588.52</b>	<b>\$ 19,290.14</b>	<b>\$ 59,973.37</b>	<b>-\$ 40,683.23</b>	<b>\$ 811,381.38</b>	<b>\$ 730,780.00</b>	<b>\$ 80,601.38</b>
<b>Gross Profit</b>	<b>\$ 14,347.87</b>	<b>\$ 59,973.33</b>	<b>-\$ 45,625.46</b>	<b>\$ 7,384.81</b>	<b>\$ 59,973.33</b>	<b>-\$ 52,588.52</b>	<b>\$ 19,290.14</b>	<b>\$ 59,973.37</b>	<b>-\$ 40,683.23</b>	<b>\$ 811,381.38</b>	<b>\$ 730,780.00</b>	<b>\$ 80,601.38</b>
<b>Expenses</b>												
60000 Administrative Costs			0.00			0.00			0.00	250.00	0.00	250.00
60002 Bank Service Charges			0.00			0.00			0.00	152.28	0.00	152.28
60003 CFO/Bookkeeping Services	1,680.00	1,875.00	-195.00	1,680.00	1,875.00	-195.00	1,680.00	1,875.00	-195.00	20,160.00	22,500.00	-2,340.00
60004 Fiscal Audit		1,583.33	-1,583.33		1,583.33	-1,583.33		1,583.37	-1,583.37	0.00	19,000.00	-19,000.00
60005 Insurance	656.04	1,724.08	-1,068.04	671.29	1,724.08	-1,052.79	671.29	1,724.12	-1,052.83	14,165.89	20,689.00	-6,523.11
60006 Office Supplies and Postage	729.54	683.33	46.21	315.35	683.33	-367.98	1,128.49	683.37	445.12	11,304.79	8,200.00	3,104.79
60007 Professional Fees		429.17	-429.17		429.17	-429.17		429.13	-429.17	91,339.90	5,150.00	86,189.90
60008 Travel, Lodging, Meals	470.44	512.50	-42.06	673.99	512.50	161.49	1,330.24	512.50	817.74	7,750.02	6,150.00	1,600.02
60009 Anchin / NYS Monitor	55,706.20		55,706.20	58,246.65		58,246.65	7,309.00		7,309.00	121,261.85	0.00	121,261.85
<b>Total 60000 Administrative Costs</b>	<b>\$ 59,242.22</b>	<b>\$ 6,807.41</b>	<b>\$ 52,434.81</b>	<b>\$ 61,587.28</b>	<b>\$ 6,807.41</b>	<b>\$ 54,779.87</b>	<b>\$ 20,402.52</b>	<b>\$ 6,807.49</b>	<b>\$ 13,595.03</b>	<b>\$ 266,384.73</b>	<b>\$ 81,689.00</b>	<b>\$ 184,695.73</b>
60200 Agency Support Expenses			0.00			0.00			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	2,959.49	4,875.00	-1,915.51	2,012.75	4,875.00	-2,862.25	3,244.59	4,875.00	-1,630.41	83,558.67	58,500.00	25,058.67
60202 Marketing & PR	5,795.00	6,333.33	-538.33	7,080.00	6,333.33	746.67	11,306.71	6,333.37	4,973.34	83,486.71	76,000.00	7,486.71
60203 Memberships and Events	344.96	887.50	-542.54		887.50	-887.50	4,424.29	887.50	3,536.79	9,252.14	10,650.00	-1,397.86
60204 Training and Education	3,988.11	333.33	3,654.78		333.33	-333.33	618.85	333.37	285.48	4,606.96	4,000.00	606.96
<b>Total 60200 Agency Support Expenses</b>	<b>\$ 13,087.56</b>	<b>\$ 12,429.16</b>	<b>\$ 658.40</b>	<b>\$ 9,092.75</b>	<b>\$ 12,429.16</b>	<b>-\$ 3,336.41</b>	<b>\$ 19,594.44</b>	<b>\$ 12,429.24</b>	<b>\$ 7,165.20</b>	<b>\$ 180,904.48</b>	<b>\$ 149,150.00</b>	<b>\$ 31,754.48</b>
60400 Projects/Programs			0.00			0.00			0.00	0.00	0.00	0.00
60402 Cost-Benefit Analyses	206.25	375.00	-168.75		375.00	-375.00		375.00	-375.00	1,206.25	4,500.00	-3,293.75
60404 Legal Counsel	5,265.00	5,150.00	115.00	2,133.75	5,150.00	-3,016.25	28,487.65	5,150.00	23,337.65	73,967.57	61,800.00	12,167.57
60405 Legal, Pass Thru		0.00	0.00		0.00	0.00		0.00	0.00	1,000.00	0.00	1,000.00
60406 Local Labor Auditing Fees Expense		880.00	-880.00	4,347.00	880.00	3,467.00		880.00	-880.00	11,016.50	10,560.00	456.50
60408 Shovel Ready Program	250.00	20,833.33	-20,583.33		20,833.33	-20,833.33	1,250.00	20,833.37	-19,583.37	21,500.00	250,000.00	-228,500.00
<b>Total 60400 Projects/Programs</b>	<b>\$ 5,721.25</b>	<b>\$ 27,238.33</b>	<b>-\$ 21,517.08</b>	<b>\$ 6,480.75</b>	<b>\$ 27,238.33</b>	<b>-\$ 20,757.58</b>	<b>\$ 29,737.65</b>	<b>\$ 27,238.37</b>	<b>\$ 2,499.28</b>	<b>\$ 106,690.32</b>	<b>\$ 326,860.00</b>	<b>-\$ 218,169.68</b>
61000 Payroll Expenses			0.00			0.00			0.00	0.00	0.00	0.00
61001 Employee Benefits	2,992.22	3,300.00	-307.78	3,021.07	3,300.00	-278.93	3,036.45	3,300.00	-263.55	34,085.69	39,600.00	-5,514.31
61002 Payroll Taxes & Fees (Staff Line)	2,136.77	785.42	1,351.35	2,670.03	785.42	1,884.61	3,992.90	785.38	3,207.52	31,268.45	9,425.00	21,843.45
61003 Salaries	22,462.40	25,281.50	-2,819.10	28,078.00	25,281.50	2,796.50	42,237.40	25,281.50	16,955.90	307,689.45	303,378.00	4,311.45
61004 Retirement and Profit-Sharing		3,106.83	-3,106.83		3,106.83	-3,106.83		3,106.87	-3,106.87	0.00	37,282.00	-37,282.00
<b>Total 61000 Payroll Expenses</b>	<b>\$ 27,591.39</b>	<b>\$ 32,473.75</b>	<b>-\$ 4,882.36</b>	<b>\$ 33,769.10</b>	<b>\$ 32,473.75</b>	<b>\$ 1,295.35</b>	<b>\$ 49,266.75</b>	<b>\$ 32,473.75</b>	<b>\$ 16,793.00</b>	<b>\$ 373,043.59</b>	<b>\$ 389,685.00</b>	<b>-\$ 16,641.41</b>
62000 Building Expenses			0.00			0.00			0.00	0.00	0.00	0.00
62002 Building Rent	6,947.02	6,650.00	297.02	6,947.02	6,650.00	297.02	6,947.02	6,650.00	297.02	84,878.66	79,800.00	5,078.66
62003 Building Utilities	471.33	1,375.00	-903.67	484.55	1,375.00	-890.45	604.78	1,375.00	-770.22	12,233.55	16,500.00	-4,266.45
62004 Depreciation Expense			0.00			0.00			0.00	7,786.48	0.00	7,786.48
62006 Internet and Telephones	488.12	350.00	138.12	253.16	350.00	-96.84	723.08	350.00	373.08	7,120.81	4,200.00	2,920.81
62007 Maintenance	650.00	941.67	-291.67	650.00	941.67	-291.67	650.00	941.63	-291.63	8,022.55	11,300.00	-3,277.45
62008 Repairs/Renovations		83.33	-83.33		83.33	-83.33		83.37	-83.37	0.00	1,000.00	-1,000.00
<b>Total 62000 Building Expenses</b>	<b>\$ 8,556.47</b>	<b>\$ 9,400.00</b>	<b>-\$ 843.53</b>	<b>\$ 8,334.73</b>	<b>\$ 9,400.00</b>	<b>-\$ 1,065.27</b>	<b>\$ 16,711.36</b>	<b>\$ 9,400.00</b>	<b>\$ 7,311.36</b>	<b>\$ 120,042.65</b>	<b>\$ 112,800.00</b>	<b>\$ 7,242.65</b>
<b>Total Expenses</b>	<b>\$ 114,198.89</b>	<b>\$ 88,348.65</b>	<b>\$ 25,850.24</b>	<b>\$ 119,264.61</b>	<b>\$ 88,348.65</b>	<b>\$ 30,915.96</b>	<b>\$ 135,712.72</b>	<b>\$ 88,348.85</b>	<b>\$ 47,363.87</b>	<b>\$ 1,049,065.17</b>	<b>\$ 1,060,184.00</b>	<b>-\$ 11,118.83</b>
<b>Net Operating Income</b>	<b>-\$ 99,851.02</b>	<b>\$ 28,375.32</b>	<b>-\$ 71,475.70</b>	<b>-\$ 111,879.80</b>	<b>\$ 28,375.32</b>	<b>-\$ 83,504.48</b>	<b>-\$ 116,422.58</b>	<b>\$ 28,375.48</b>	<b>-\$ 88,047.10</b>	<b>-\$ 237,683.79</b>	<b>\$ 329,404.00</b>	<b>\$ 51,720.21</b>
<b>Other Expenses</b>												
90001 Loss on Disposal of Assets			0.00			0.00	2,906.75		2,906.75	2,906.75	0.00	2,906.75
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 2,906.75</b>	<b>\$ 0.00</b>	<b>\$ 2,906.75</b>	<b>\$ 2,906.75</b>	<b>\$ 0.00</b>	<b>\$ 2,906.75</b>
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>-\$ 2,906.75</b>	<b>\$ 0.00</b>	<b>\$ 2,906.75</b>	<b>-\$ 2,906.75</b>	<b>\$ 0.00</b>	<b>-\$ 2,906.75</b>
<b>Net Income</b>	<b>-\$ 99,851.02</b>	<b>\$ 28,375.32</b>	<b>-\$ 71,475.70</b>	<b>-\$ 111,879.80</b>	<b>\$ 28,375.32</b>	<b>-\$ 83,504.48</b>	<b>-\$ 119,329.33</b>	<b>\$ 28,375.48</b>	<b>-\$ 90,953.85</b>	<b>\$ 240,590.54</b>	<b>-\$ 329,404.00</b>	<b>\$ 88,813.46</b>

Friday, Jan 10, 2025 05:44:46 AM GMT-8 - Accrual Basis

**Orange County Industrial Development Agency**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of December 31, 2024

Listed in order of maturity date.						
Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
1/12/24	1/12/25	12 months	Provident / Lakeland	\$	5,000,000	5.10%
7/2/24	3/20/25	9 months	JP Morgan T-Bill	\$	1,399,701	5.07%
9/23/24	6/23/25	9 months	Provident / Lakeland	\$	2,500,000	4.50%
<b>Bank</b>						
Chase Bank			Checking Account - IDA Ops	\$	274,520	3%
Orange Bank & Trust			Checking Account - Trust Escrow	\$	47,533	1%
Total CDs & Treasuries			Certificates of Deposit & Treasuries	\$	8,899,701	97%
				\$	9,221,755	100%

**Orange County Industrial Development Agency**  
**Transaction List by Vendor**  
**December 11, 2024-January 10, 2025**

	<b>Date</b>	<b>Memo/Description</b>	<b>Amount</b>	<b>December</b>
88 Studio, LLC	12/18/2024	IT & Website Support 11/1/24 - 11/31/24 November 2024	350.00	350.00
Acquisitions Marketing Inc.	01/03/2025	Board Mtg 1st 60 mins. Additional 2 hours. Marketing Svcs, & logo design	2,750.00	2,900.00
American Funds	12/30/2024	Statement of plan recordd keeping fees 9/1/24 - 11/30/24	187.50	
Bousquet Holstein PLLC	12/18/2024	Gen Counsel: Sky Harbour, NYS USLE, SAPA, Mediacom, UTEP, Agenda calls, Anchin review, Agency Policies, Indigot, Banta, Lease terminations, LEP policy, EPA grant, Amy's termination	26,224.41	
	01/03/2025	Gen Counsel/ Mediacom: Nov 06 & 14 2024	558.20	10,992.50
Credit Card Payment Processing	01/03/2025	Marketing, PR, Website & Membership, Office Supplies, New Windsor Phone, Stamps 11/19/24-12/16/24	2,321.41	2,324.99
Elan Financial Services (OB&T)	12/18/2024	Nov - Dec 2024; Godaddy BOD email, Quickbooks 2 accounts 11/5/24 - 12/3/24	356.74	667.75
First Columbia 4-LA, LLC	01/03/2025	Jan 2025 Rent: 4241; CAM 2705.89; Dec 2024 Electric & Gas	7,551.80	
Mid Hudson News Network	01/03/2025	Banner Ad Nov 4,11,18,25, 2024	1,000.00	
NYSEDC	01/03/2025	NYSEDC 2025 Membership Renewal \$2,300, NYSEDC 2025 Economic Dev. Conf. Bronze Sponsorship	3,800.00	
Orange County Chamber of Commerce	01/01/2025	Membership BillingView this bill in Ramp:https://app.ramp.com/bills/paid/bills/f9b7a11a-44ab-4f9d-964b-aa6a11851844	457.00	
RBT CPAs LLP	01/03/2025	December 2024 Invoice 263245 Client ID 63087	1,680.00	1,680.00
The Public Policy Institute of New York State, Inc.	01/02/2025	ACH information document from Public Policy InstituteView this bill in Ramp:https://app.ramp.com/bills/paid/bills/8b9c2ae7-39a1-46ee-b1fd-5606fc92136c	5,000.00	
W.B. Mason, Co., Inc.	01/03/2025	12/16/24: Copy Paper Sale - Cartons	59.98	
William A. Smith & Son Inc.	01/07/2025	OCIDA Renewal of Liability Policy 12/17/24 - 12/17/25Company Fee for Professional Liability	7,430.40	
Xerox Financial Services	01/03/2025	12/15/24 - 1/14/25 Monthly payment & Equipment Protection Plan	279.96	279.96
Zultys, Inc.	01/01/2025	01/01/25 - 01/31/25View this bill in Ramp:https://app.ramp.com/bills/paid/bills/609d944f-f42b-4097-9b6c-b0e0926a91b3	253.20	253.16

Effective this cycle, the Index Rate on your account is 8.00%.

As of November 12, 2024, credit cards used for Overdraft Protection will no longer transfer funds immediately to your linked deposit account, except if the transaction is a bill payment through M&T Online and Mobile Bill Pay. Instead, all transactions made in your linked deposit account throughout the day will be considered and a transfer of funds from your credit card will be made to your linked deposit account at the end of each business day, if needed. All other terms and conditions of your existing Overdraft Protection Service Features and Terms remain the same. To view the current Overdraft Protection Features And Terms, please visit [mtb.com/redirects/odpdisclosure](https://mtb.com/redirects/odpdisclosure).

New York residents may contact the New York State Department of Financial Services by telephone at 1-877-226-5697 or visit its website, [www.dfs.ny.gov](http://www.dfs.ny.gov), for free information on comparative credit card rates, fees and grace periods.

**Simplify your life.** Save time, checks and postage with automatic deduction. Visit your local branch and complete the authorization form for a more convenient and secure way to make your Business Credit Card payment automatically every month.

**Transactions**

Post Date	Tran Date	Reference Number	Description	\$ Amount
<b>KELLY REILLY</b>				Ending in: 3074
11/20	11/19	325001537613903	BJ'S WHOLESALE #0372 NEWBURGH NY 1	✓ 38.85
11/21	11/20	325720235300125	ADAMS FAIRACRE FARM NEWBURGH NY 2	✓ 11.48
11/21	11/20	326400185250515	WM SUPERCENTER #2104 NEWBURGH NY 3	✓ 24.81
11/26	11/25	330000608427043	ZOOM.US 888-799-9666 San Jose CA 4	✓ 48.00
12/02	12/01	337910001338153	GOOGLE*GSUITE THE-ACCE CC GOOGLE.COMCA 5	✓ 46.71
12/02	12/01	337910001599275	GOOGLE*GSUITE OCNYIDA. CC GOOGLE.COMCA 6	✓ 276.36
12/03	12/02	338052241218257	TIMESUNION SUBSCRIPTIO WWW.TIMESUNIONNY 7	✓ 19.96
12/09	12/06	341216048008460	DNH*GODADDY#3452078879 480-5058855 AZ 8	✓ 47.55
12/09	12/08	343101499062460	STAMPS.COM 855-608-2677 TX 9	✓ 21.61
12/09	12/08	343000094788614	AMAZON RETA* ZR26893E1 WWW.AMAZON.COWA 10	✓ 23.79
12/09	12/08	343216212761692	DNH*GODADDY#3455935847 480-5058855 AZ 11	✓ 199.99
12/10	12/09	344744996011990	ADOBE *ADOBE 408-536-6000 CA 12	✓ 259.37
12/11	12/10	630000205085057	PAYMENT - THANK YOU	-2,324.99
12/11	12/10	345900018100124	COSIMOS BRICK OVEN OF NEW914-4748567 NY 13	✓ 89.85
12/17	12/16	351109498997833	Spectrum 855-707-7328 MO 14	234.96
				<b>Subtotal: 1,343.29</b>
<b>WILLIAM V FIORAVANTI</b>				Ending in: 5419
11/27	11/26	331900013302076	FUSION GRAPHIX INC 845-4577746 NY 15	✓ 392.70
12/11	12/10	345900013741769	NYS EDC 518-4264058 NY 16	✓ 295.00
12/11	12/10	346400193498086	WM SUPERCENTER #2104 NEWBURGH NY 17	✓ 24.39
12/17	12/16	352400212314653	WM SUPERCENTER #2104 NEWBURGH NY 18	✓ 12.20
12/19	12/18	354186327289050	LA CASA VICINA NEW WINDSOR NY 19	✓ 253.83
				<b>Subtotal: 978.12</b>
<b>2024 Year-to-Date Totals</b>				
Total Fees charged in 2024				\$0.00
Total Interest charged in 2024				\$0.00

**Interest Charge Calculation**

**Your Annual Percentage Rate (APR) is the annual interest rate on your account.**

Type of Balance	Annual Percentage Rate (APR)	Promo Rate End Date	Balance Subject to Interest Rate	Interest Charge
Purchases	17.99% (v)	-	\$0.00	\$0.00
Cash Advances	26.99% (v)	-	\$0.00	\$0.00
Overdraft Protection	26.99% (v)	-	\$0.00	\$0.00
Convenience Checks	26.99% (v)	-	\$0.00	\$0.00
Balance Transfers	17.99% (v)	-	\$0.00	\$0.00

(v) = Variable Rate



### Important Messages

**Paying Interest:** You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

The minimum payment includes a past due amount which is payable immediately upon receipt of this statement. If this amount has already been mailed, please disregard this notice. If you cannot immediately forward this past due amount, please contact our collection department at 1-877-838-4347 to make other suitable arrangements for payment.

### Transactions REILLY,KELLY A Credit Limit \$7500

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Purchases and Other Debits</b>					
11/07	11/06	7892	DNH*GODADDY#3395238000 480-5058855 AZ	\$47.55	_____
11/12	11/10	3861	DNH*GODADDY#3403661892 480-5058855 AZ	\$23.78	_____
11/25	11/22	5526	DNH*GODADDY#3424981623 480-5058855 AZ	\$71.33	_____
12/02	12/01	6999	INTUIT *QBooks Online CL.INTUIT.COM CA	\$107.04	_____
12/02	12/01	7120	INTUIT *QBooks Online CL.INTUIT.COM CA	\$107.04	_____
<b>Total for Account 4798 5100 5678 0162</b>				<b>\$356.74</b>	

### Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
<b>Fees</b>					
12/02	12/01		LATE FEE - PAYMENT DUE ON 12/01	\$35.00	_____
<b>TOTAL FEES FOR THIS PERIOD</b>				<b>\$35.00</b>	
<b>Interest Charged</b>					
12/03			INTEREST CHARGE ON PURCHASES	\$11.56	_____
<b>TOTAL INTEREST FOR THIS PERIOD</b>				<b>\$11.56</b>	
<b>Total for Account 4798 5100 5352 7392</b>				<b>\$46.56</b>	

<b>2024 Totals Year-to-Date</b>	
Total Fees Charged in 2024	\$70.00
Total Interest Charged in 2024	\$95.61

# OCIDA/OCFC Meeting Dates: January - June 2025

*Revised 1.8.25*

## January 2025

Wednesday **January 15<sup>th</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **January 15<sup>th</sup>** at 5:00pm – **Board of Directors Meeting**

## February 2025

Wednesday **February 12<sup>th</sup>** at 5:00pm – **Governance Committee Meeting**

Wednesday **February 19<sup>th</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **February 19<sup>th</sup>** at 5:00pm – **Board of Directors Meeting**

## March 2025

Wednesday **March 5<sup>th</sup>** at 5:00pm – **Audit Committee Meeting**

Wednesday **March 19<sup>th</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **March 19<sup>th</sup>** at 5:00pm – **Board of Directors Meeting**

## April 2025

Wednesday **April 16<sup>th</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **April 16<sup>th</sup>** at 5:00pm – **Board of Directors Meeting**

## May 2025

Wednesday **May 7<sup>th</sup>** at 5:00pm – **Audit Committee Meeting**

Wednesday **May 21<sup>st</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **May 21<sup>st</sup>** at 5:00pm – **Board of Directors Meeting**

## June 2025

Wednesday **June 18<sup>th</sup>** at 4:00pm – **Finance Committee Meeting**

Wednesday **June 18<sup>th</sup>** at 5:00pm – **Board of Directors Meeting**