

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

Board of Directors Meeting Minutes
Wednesday, April 16th, 2025

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

Board Members Present: Jeffrey Crist, Dean Tamburri, Susan Walski, Marc Greene, Giovanni Palladino, Dr. Vincent Odock

Board Members Absent: Linda Muller

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás (via Zoom), Rudy Zodda (General Counsel), Dan Birmingham (Bond Counsel), Dylan Burke (A/V)

Others Present: Brian Sanvidge (NYS Monitor via Zoom), Natalie Quinn (Banta Hospitality), Bart Lansky, ESQ, Keith Perez, Ann Uren (2 Girls 1 Boy Cornwall Hotel)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:06 p.m.

II. Roll Call

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

III. Proof of Notice

The Chairman acknowledged that the meeting was duly noticed. He also noted that the adoption of the personnel policy would be added to the agenda under new business and that the sequence of the agenda would be adjusted to accommodate the representatives of the projects.

IV. Old Business

2 Girls 1 Boy Holdings, LLC (Cornwall Hotel) Final Resolution: Mr. Fioravanti discussed the public hearing for the Cornwall hotel and the inquiries from local constituents and discussions he had regarding the hotel.

A MOTION TO APPROVE THE FINAL RESOLUTION AUTHORIZING THE OCIDA TO PROVIDE BENEFITS FOR 2 GIRLS 1 BOY HOLDINGS, LLC WAS MADE BY MR. GREENE, SECONDED BY MR. PALLADINO, AND PASSED BY UNANIMOUS ROLL CALL WITH 6 AYES.

V. New Business

Banta Hospitality, LLC – Initial Resolution: Mr. Fioravanti reviewed the request and noted that it was a standard 10-yr PILOT, STE and MRTE. He introduced Ms. Quinn of KARC Planning Consultants who provided background on the 93-room, limited service, hotel project with no conference center or restaurant associated with it. She stated that it would have 94 parking spaces as approved by the planning board and gave an overview of the site. The Board discussed the price of the land acquisition and Ms. Quinn stated she would confirm with the project. The Board also discussed any anticipated special needs that would require outside specialized labor and Ms. Quinn stated that labor is intended to be local in accordance with the OCIDA’s labor policy and that no waivers or extensions are foreseen, and the project would not be seeking any deviations from the policy. The board asked about time-limits on the initial demolition permit, expected full-time and part-time jobs, and the anticipated opening date and what, if any, impact the current tariff would have on the project’s initial request. Mr. Fioravanti noted that this project had initially been approved by the previous OCIDA board in 2019 but did not move forward and that it was recommended that the project reapply.

A MOTION TO APPROVE THE INITIAL RESOLUTION AUTHORIZING A PUBLIC HEARING FOR BANTA HOSPITALITY, LLC WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED BY A UNANIMOUS ROLL CALL WITH 6 AYES.

Royal Wine Phase II – Clarifying Resolution: Mr. Fioravanti reviewed the request and noted that the project will no longer need the sales tax exemption on the production equipment because New York State had already provided the exemption, so the project has reduced their request to only include the racking and the other interior equipment and not the production equipment.

A MOTION TO APPROVE THE CLARIFYING RESOLUTION TO REDUCE THE COST OF THE INITIAL REQUEST FOR ROYAL WINE PHASE II WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL WITH 6 AYES.

QEP Contract with HRP Associates – Approval: Mr. Fioravanti reminded the Board of the change to the engagement letter to include “not to exceed” verbiage prior to execution of the contract.

A MOTION TO APPROVE THE REVISED ENGAGEMENT AGREEMENT WITH HRP ASSOCIATES WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

VI. Minutes

A MOTION TO APPROVE THE MINUTES OF THE MARCH 19TH, 2025 OCIDA BOARD MEETING WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

VII. Reports

Chairman's Report: The Chairman stated that the Brownfield taskforce was in the process of creating a list of sites in Orange County that could qualify and expects to narrow it down to several sites soon. He discussed his attendance at the Orange County Partnership event focused on semiconductor and chip fabrication and its impact on New York State. He stated that the Vision Hudson Valley Quality of Life Study is underway and that the Regional Food Bank was approaching full operation.

CEO Report: Mr. Fioravanti reported that the EPA program to identify and prioritize sites was underway. He advised that Anchin, the NYS appointed monitor, had submitted their second 6-month report to the Inspector General and that it focused on compliance and the insurance requirements and the local labor policy. After meeting with the OCIDA's local labor monitors, Anchin suggested starting the labor monitoring earlier than the OCIDA is currently doing. He discussed some minor renovations to the OCIDA headquarters and the change in meeting schedule for May 2025. He invited members to attend the Annual Boy Scouts fundraiser which would be honoring Crist Brothers Orchard and the new president of MSMC college.

Finance Committee: Mr. Greene reported on the slightly higher than normal monthly expenses which included the Quality of Life Study, an increase in legal services for Counsel's review of the personnel handbook, pass-thru costs, and payment for the 2025 audit. The Chairman noted that the Finance Committee recommended approval of the March 2025 Financial report and the March / April 2025 Payables.

A MOTION TO APPROVE THE MARCH 2025 OCIDA FINANCIAL REPORT AND THE MARCH / APRIL 2025 OCIDA PAYABLES AS RECOMMENDED BY THE FINANCE COMMITTEE WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

Governance Committee: The Chairman noted that changes would be made to the personnel policy as reviewed by Counsel to include removal of Good Friday and Election Day as paid holidays and kept the sick leave and family leave benefits pending confirmation by counsel of OCIDA's status as a government agency.

A MOTION TO RECOMMEND ADOPTION OF THE PERSONNEL POLICY PENDING EDITS TO CONTACT INFORMATION AND THE REMOVAL OF GOOD FRIDAY AND ELECTION DAY AS PAID HOLIDAYS WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

Ms. Walski asked whether staff would be provided with time to vote during the workday and Mr. Fioravanti confirmed that they would.

VIII. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

The meeting closed at 6:00 p.m.