

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

Board of Directors Meeting Minutes
Wednesday, May14th, 2025

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

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

Board Members Absent: Dean Tamburri, Linda Muller

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás (via Zoom), Lino Sciarretta, Rudy Zodda, (General Counsel), Caden Jones (A/V)

Others Present: Micah Martin (The Martinwire Group), Brian Sanvidge (NYS Monitor via Zoom), Connor Eckert, Lucas Irace (OC Partnership), Matt Boone (Scannell Properties), Glendolyn Thames (Amazon.com), Robert Murray (Harris Beach Murtha)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:11 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 sequence of the agenda would be adjusted to accommodate the Scannell and Amazon.com guests.

IV. New Business

Scannell Properties #600 and Amazon.com Services LLC - Initial Resolution: Mr. Fioravanti summarized the project and introduced Mr. Boone. Mr. Boone reviewed the details of the proposed building and the status of the entitlements with the town. Ms. Thames discussed the expansion proposal and employment, salaries, and benefits. The Board asked about their commitment to local labor and Ms. Thames made note of the project's request for a 70% local labor waiver for construction due to the size of the project and labor shortages experienced with their other projects of this size. Mr. Fioravanti noted that the OCIDA has had discussions with organized labor and Ms. Thames confirmed the project's commitment to using local labor.

Counsel reviewed the Inducement Resolution, confirmed that it was only approving a public hearing, and detailed the project's requests as it is a joint application for one project.

A MOTION TO APPROVE THE INITIAL RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR SCANNELL PROPERTIES #600 AND AMAZON.COM SERVICES, LLC WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREEN, AND PASSED BY UNANIMOUS ROLL CALL WITH 5 AYES.

Network Security Measures – The Martinwire Group: Mr. Martin gave a background of the firm and gave a presentation of his security controls assessment of the OCIDA. He discussed the vulnerabilities and the security improvements that have been made.

GTI Local Labor Penalty: Mr. Fioravanti reviewed the reason for the penalty stating that out of 18 subcontracts, four were not compliant and were below the 85%. He noted that overall, the project had reached 93% of local labor on site. He stated that the Audit committee approved the penalties of \$2,500 for each of the sub-contracts in question, for a total of \$10,000 and that the project had been made aware of this penalty as well. He asked the full Board for approval.

A MOTION TO APPROVE THE LOCAL LABOR PENALTY FOR FIORELLO PHARMACEUTICALS/ GTI IN THE AMOUNT OF \$10,000 WAS MADE BY MR. GREENE, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

V. Minutes

A MOTION TO APPROVE THE MINUTES OF THE APRIL 16TH, 2025 OCIDA BOARD MEETING WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

VI. Reports

Chairman's Report: The Chairman noted that he would be attending a Brownfield meeting scheduled for the end of the month now with the task force. He noted the website enhancements that he explored with Marty and asked the Board to consider holding one of the Summer Board meetings at the new food bank facility as long as the livestream is possible and the location is properly noticed.

A MOTION TO HOLD THE JULY 2025 OR AUGUST 2025 BOARD MEETING AT THE HUDSON VALLEY FOOD BANK, SUBJECT TO ALL NOTICING REQUIREMENTS, WAS MADE BY MR. GREENE, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

CEO Report: Mr. Fioravanti discussed his attendance at the Brownfields conference and noted that he will also be attending the NYSEDC conference in Cooperstown and discussed some of the renovations to the OCIDA headquarters.

Finance Committee: Mr. Greene noted that there was no quorum for the finance committee meeting, so the remaining members reviewed the April 2025 Financial report and noted the recent application fee, interest earnings, professional fees, legal counsel fees and local labor fees

and the clean-up required to categorize the fees properly, and he reviewed the April / May 2025 Payables.

A MOTION TO ACCEPT THE APRIL 2025 OCIDA FINANCIAL REPORT AND THE APRIL / MAY 2025 OCIDA PAYABLES WAS MADE BY MS. WALSKI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

Audit Committee: The Chairwoman reviewed the GTI local labor penalty approved by the Board. She discussed the RFPs for local labor monitor and the current accounting firms, and she noted the recommendation to the current accounting firm, PKF O'Connor Davies, that they change the lead auditor every three years.

A MOTION TO APPROVE RFPS FOR LOCAL LABOR AND ACCOUNTING FIRMS WAS MADE BY MR. GREENE, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

VII. Adjournment

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

The meeting closed at 5:12 p.m.