

Orange County Industrial Development Agency
4 Crotty Lane
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Board of Directors Meeting Minutes
Wednesday, August 6th, 2025

Meeting Location: Regional Food Bank Hudson Valley, 580 NY-416, Montgomery, NY 12549

Board Members Present: Jeffrey Crist (Chair), Dr. Vincent Odock, Marc Greene, Dean Tamburri, Linda Muller, Giovanni Palladino

Board Members Absent: Susan Walski

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás, Ethan Dubner (OCIDA intern), Dylan Burke (AV), Rudy Zodda (General Counsel), Brad Schwartz (Conflict Counsel via Zoom)

Others Present: Brian Sanvidge (NYS Monitor), Andrew Higgins and Pierre Savar (Balchem Corp), John Bedel, and Jeff Forsythe (Balchem via Zoom), Steve Gross (Dir. Economic Development), Conor Eckert and Lucas Irace (OC Partnership), Amanda Dana (Director of Tourism), Lisa Karvellas and Jennifer Liu (Cedar Lakes Estate)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:23 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 guests.

IV. New Business

GTI Easement – Authorizing Resolution: Mr. Fioravanti explained that Orange & Rockland is seeking an easement from GTI for a substation they are installing near their property. Because of our current leaseback agreement, OCIDA must approve the easement agreement. Mr. Schwartz reviewed the request in detail and stated that the request does not require or involve any additional financial assistance it is consenting to an easement agreement to allow O&R to install underground utility lines on a portion of the GTI property.

A MOTION TO APPROVE THE AUTHORIZING RESOLUTION FOR THE EASEMENT REQUEST FROM GREEN THUMB INDUSTRIES (GTI) WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED BY UNANIMOUS ROLL CALL.

V. Balchem Corporation/Project Dairy

Mr. Greene recused himself for potential conflict of interest. Mr. Fioravanti stated that a public hearing was held with no opposition to the project. Mr. Zodda reviewed the resolution and stated that if approved, counsel will work with the project on the closing documents. Mr. Higgins gave a brief introduction on the project.

A MOTION TO APPROVE THE AUTHORIZING RESOLUTION FOR BALCHEM CORPORATION WAS MADE BY DR. ODOCK, SECONDED BY MR. PALLADINO, AND PASSED WITH 5 AYES AND ONE ABSTENTION BY MR. GREENE.

VI. Cedar Lakes Estate

Mr. Fioravanti introduced the project and their request for assistance with their expansion which will include 20 new units and 13 full time positions. The Board and guests viewed the Cedar Lakes video which included details on positions and salaries in the organization. Mr. Fioravanti noted that incentives could not be approved until the project has gone before the planning board and obtained a SEQRA determination. Ms. Karvellas took questions about employment, the project's time frame and their understanding of the OCIDA's terms regarding local labor. Ms. Dana spoke of the attraction to Orange County the project would bring.

A MOTION TO APPROVE THE INDUCEMENT RESOLUTION TO ALLOW THE OCIDA TO SCHEDULE A PUBLIC HEARING FOR THE CEDAR LAKES ESTATE PROJECT WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED BY UNANIMOUS ROLL CALL.

VII. Minutes

A MOTION TO APPROVE THE MINUTES FOR THE MAY 14TH, 2025 OCIDA BOARD OF DIRECTORS MEETING WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED WITH FOUR AYES AND TWO ABSTENTIONS FROM MS. MULLER AND MR. TAMBURRI.

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 26TH, 2025 OCIDA BOARD OF DIRECTORS MEETING WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED 4 AYES AND TWO ABSTENTIONS FROM MR. PALLADINO, AND MR. TAMBURRI.

VIII. Reports

Finance Committee: Mr. Greene reviewed the report and noted some higher expenses for tech support for public hearings, legal counsel, pass-thru costs with some reimbursements expected.

A MOTION TO ACCEPT THE JUNE 2025 OCIDA FINANCIAL REPORT AND THE JUNE 2025 OCIDA PAYABLES WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

July 2025 Financial Report: Mr. Greene reviewed the report and noted the correction needed for the CD maturity date on the bank balance report which will be presented to the Board for review and approval at the September 2025 Board of Directors meeting.

Governance Committee Report: Ms. Muller stated that the local labor policy will be revised to remove references to procurement of materials, as tracking the purchase of supplies would be difficult to manage.

A MOTION TO REVISE THE LOCAL LABOR POLICY TO REMOVE REFERENCES TO PROCUREMENT MONITORING WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED 5 AYES AND ONE NAY BY MR. TAMBURRI.

Fee Schedule: The Committee agreed to table this item until the September 2025 meeting.

Ethics Officer Designation: Ms. Muller stated that this item would require a change to the current by-laws which she will draft and present to the Governance Committee at the September meeting.

Chairman's Report: The Chairman thanked the Board for adjusting their schedules to accommodate the meeting date changes.

CEO Report: Mr. Fioravanti introduced Mr. Dubner as the new intern and discussed the work that Ethan is doing. Mr. Fioravanti discussed his attendance at the IDA Academy conference on July 29th.

IX. Adjournment

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

The meeting closed at 6:19 p.m.