

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

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**Board of Directors Meeting Minutes**  
Thursday, September 25<sup>th</sup>, 2025

**Meeting Location:** 4 Crotty Lane, Suite 100, New Windsor, NY 12553

**Board Members Present:** Jeffrey Crist (Chair), Susan Walski, Linda Muller, Giovanni Palladino, Marc Greene

**Board Members Absent:** Dr. Vincent Odock, Dean Tamburri

**Staff Present:** Bill Fioravanti, Kelly Reilly, Marty Borrás, Cayden Jones (AV), Lino Sciarretta and Rudy Zodda (General Counsel), Daniel Birmingham (Bond Counsel), Brad Schwartz (Conflict Counsel via Zoom)

**Others Present:** Brian Sanvidge (NYS Monitor via Zoom), Steve Sullivan and Robert Krahulik (Mountain Green Partners)

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**I. Call Meeting to Order**

The Chairman called the meeting to order at 5:26 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**

**Fiorello (GTI) / Orange & Rockland Utilities:** Mr. Schwartz reviewed the utility easement in connection with Orange & Rockland Utilities' construction of a substation as well as their request for an above ground easement. Mr. Schwartz confirmed that these requests were not financial and would not jeopardize the OCIDA's position.

**A MOTION TO ADOPT THE AUTHORIZING RESOLUTION, CONSENT TO EASEMENT AGREEMENTS AND RELEASE OF PORTION OF PROPERTY WAS**

**MADE BY MR. PALLADINO, SECONDED BY MS. WALSKI, AND PASSED BY A UNANIMOUS ROLL CALL.**

**Mountain Green Partners – Initial Resolution:** Mr. Sullivan and Mr. Krahulik described the project and its request to the OCIDA and stated that the project received support from the community. Mr. Sullivan stated that initially the project would create 18 employees and up to 24 in the coming years. Mr. Sciarretta summarized the resolution.

**A MOTION TO APPROVE THE RESOLUTION AND AUTHORIZE A PUBLIC HEARING FOR MOUNTAIN GREEN PARTNERS, LLC WAS MADE BY MR. PALLADINO, SECONDED BY MS. WALSKI, AND PASSED BY UNANIMOUS ROLL CALL.**

## **V. Minutes**

**MOTION TO APPROVE THE AUGUST 6<sup>TH</sup>, 2025 BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MR. PALLADINO, SECONDED BY MS. MULLER, AND PASSED UNANIMOUSLY.**

## **VI. Reports**

**Chairman’s Report:** Thanked the Board for adjusting their schedules to accommodate the change in the meeting dates. Noted he and Mr. Fioravanti attended the Alliance for Balanced Growth dinner and also attended the Meet the Leaders event at MSMC as well as the Orange County Economic Summit where Mr. Fioravanti and Conor Eckert of the Partnership would be leading two panel discussions.

**CEO Report:** Mr. Fioravanti stated that the annual budget drafts were reviewed at the finance committee, and more revisions are necessary, and that a final draft will be presented at the October 2025 meeting for review and approval. He reminded the Board member training required by the ABO.

**Finance Committee:** Mr. Greene noted the recent application fee from Cedar Lakes and some pass-thru for EPA Brownfield revenues, insurance increase, the corrected bank balance report, and the \$4.7M CD maturing on 10/12/25 and that the Committee voted to reinvest into a 9-month CD at Provident Bank at 3.9%.

**A MOTION TO ACCEPT THE AUGUST 2025 FINANCIAL REPORT, ACCEPT THE JULY 2025 CORRECTED BANK BALANCE REPORT, APPROVE THE AUGUST / SEPTEMBER 2025 PAYABLES, AND REINVEST THE CD SCHEDULED TO MATURE ON 10/12/25 INTO A 9-MONTH CD AT PROVIDENT BANK AT 3.9% WAS MADE BY MS. WALSKI, SECONDED BY MS. MULLER, AND PASSED UNANIMOUSLY.**

**Governance Committee:** Ms. Muller discussed the 7 policies up for review, The fee schedule was recommended to accept as presented. Mr. Fioravanti noted the recommendations by the Committee to revise the schedule to clarify the language regarding the sales tax exemption benefit as well as clarifying that the statutory mandated bond issuance is for IDA bonds only, not for bonds issued through OCFC.

**A MOTION TO ACCEPT THE FEE SCHEDULE - PENDING CORRECTIONS RECOMMENDED BY THE GOVERNANCE COMMITTEE - WAS MADE BY MR. PALLADINO, SECONDED BY MARC GREENE, AND PASSED UNANIMOUSLY.**

**Ethics Officer / By-laws:** Ms. Muller stated that the committee made a recommendation to approve the addition of an Ethics Officer and that the by-laws would be presented to the Board at the October 2025 Board meeting.

#### **VII. Executive Session**

**A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS AN EMPLOYMENT MATTER WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**Executive Session start: 5:56 p.m.**

**A MOTION TO COME OUT OF EXECUTIVE SESSION WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**Executive Session end: 6:25 p.m.**

**A MOTION TO RETAIN BROWN & WEINRAUB ADVISORS, LLC FOR GOVERNMENT AFFAIRS AT THE RATE SET FORTH IN THE LETTER DATED SEPTEMBER 23<sup>RD</sup>, 2025, WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

#### **VIII. Adjournment**

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

**The meeting closed at 6:26 p.m.**