

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

Board of Directors Meeting Minutes
Thursday, October 23rd, 2025

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

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

Board Members Absent: Dr. Vincent Odock

Staff Present: Bill Fioravanti, Marty Borrás, Matt Dagele and Billy Ibberson (AV), Rudy Zodda (General Counsel)

Others Present: Brian Sanvidge (NYS Monitor), Kelly Libolt and Rich Fischer (Banta Hospitality), Matt Boone (Scannell), Glendowlyn Thames, (Scannell / Amazon via Zoom), Conor Eckert and Lucas Irace (OC Partnership), Isabelle Hayes and John Cappello (J&G Law for Garonit Pharma), Troy Austin (Garonit), Robert Murray (Harris Beach via Zoom)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:18 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

Banta Hospitality – Authorizing Resolution: Mr. Fioravanti reviewed the applicant’s request, and Mr. Zodda explained the final resolution and the proposed community benefit agreement between the developer and the town to compensate the reduced taxes for the Police Department.

A MOTION TO ADOPT THE AUTHORIZING RESOLUTION FOR BANTA HOSPITALITY, LLC WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED BY A UNANIMOUS ROLL CALL.

Scannell / Amazon – Authorizing Resolution: Mr. Fioravanti introduced the applicant’s request. Mr. Murray gave an overview of the updated 15-year PILOT, which he stated, would bring more funds to each taxing jurisdiction. Mr. Fioravanti enumerated the benefits of the project which included competitive pay health benefits, tuition for employees paid up-front, over a thousand construction jobs estimated, with direct and indirect more than 2,000, and those jobs will be guaranteed to be local but only if they receive the IDA benefits being held to our local labor policy, new tax revenues for schools estimated at more than \$40 million during the term of the 15-year pilot. The schools would receive approximately \$8.3 million per year after the pilot expires and millions of new dollars in revenue for Fire and Ambulance companies and a community benefit directly to the Town of Wawayanda of \$1.5 million dollars. Mr. Fioravanti read the modified resolution in its entirety.

A MOTION TO APPROVE THE AUTHORIZING RESOLUTION FOR SCANNELL PROPERTIES #600, LLC AND AMAZON.COM SERVICES, LLC, WAS MADE BY MR. GREENE, SECONDED BY MS. MULLER, AND PASSED BY ROLL CALL WITH 5 AYES AND ONE NAY BY MS. WALSKI.

Garonit Pharmaceuticals, Inc. / RN Delaware, Inc. – Inducement Resolution: Mr. Fioravanti and Mr. Eckert discussed the project’s request, and Mr. Cappello and Mr. Austin provided specific details about the parcel and the possible well-paying, high-tech jobs the project would bring to the area and Mr. Eckert stated that it would be the largest of its kind life science facility in the world.

A MOTION TO APPROVE THE INDUCEMENT RESOLUTION FOR GARONIT PHARMACEUTICALS, INC. – RN DELAWARE, INC., WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY WITH 6 AYES.

Shovel Ready II Proposal: Mr. Fioravanti reviewed the follow-up proposal from Delaware Engineering to update the 2023 Shovel Ready site analysis and provide other support. Mr. Palladino suggested that a rate schedule be added to the proposal.

A MOTION TO APPROVE THE SHOVEL READY PHASE TWO PROPOSAL WAS MADE BY MS. WALSKI, SECONDED MR. GREENE, AND PASSED UNANIMOUSLY.

V. Minutes

MOTION TO APPROVE THE SEPTEMBER 25TH, 2025 BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MS. MULLER, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.

VI. Reports

Audit Report: Ms. Walski stated that Audit Committee recommended approval of the RFP by the full Board and that a revision to the current local labor policy proposed by Anchin, the NYS appointed monitor, had been tabled pending more information.

A MOTION TO APPROVE THE AUDIT RFP WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

Finance Committee: Mr. Greene reviewed the Committee's discussion and the financial report, the recent project application fee, and a pass-thru for the EPA Brownfield Assessment and other payables, and bank balances.

A MOTION TO APPROVE THE SEPTEMBER 2025 FINANCIAL REPORT, THE SEPTEMBER / OCTOBER PAYABLES, AND THE FINAL 2026 – 2029 ANNUAL BUDGET WAS MADE BY MS. MULLER, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

CEO Report: Mr. Fioravanti reminded the Board of the ABO's annual training requirement, he provided an update on the Brownfield Assessment Grant, and his and Chairman's attendance at the Vision Hudson Valley Placemaking Conference and Orange County Partnership Investor Breakfast.

VII. Adjournment

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

The meeting closed at 6:45 p.m.