

**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**

Wednesday, December 17<sup>th</sup>, 2025

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

**Board Members Present:** Dean Tamburri (Vice Chair), Susan Walski, Linda Muller, Marc Greene, Giovanni Paladino, Dr. Vincent Odock

**Board Members Absent:** Jeffrey Crist (Chair)

**Staff Present:** Bill Fioravanti, Kelly Reilly, Marty Borrás, Dylan Burke (AV), Lino Sciarretta (General Counsel)

**Others Present:** Brian Sanvidge (NYS Monitor), Steve Sullivan (Mountain Green Partners), Bob Krahulik (Counsel, Mountain Green Partners), Michael Martin (Member of the public), Wawayanda Members of the public

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**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, and guests present.

**III. Proof of Notice**

The Vice Chair acknowledged that the meeting was duly noticed.

**IV. Minutes**

**MOTION TO APPROVE THE NOVEMBER 19<sup>TH</sup>, 2025 BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MS. WALSKI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**V. New Business**

**Authorizing Resolution – Mountain Green Partners, LLC:** Mr. Greene recommended that this project be moved up on the agenda in consideration of their time. Mr. Fioravanti discussed the details of project's 10-year PILOT request noting that the total cost of the project is \$7.46 Million with plans to create 21 full-time equivalent jobs including general manager at \$80,000 - \$100,000 annually, an assistant GM at \$60,000 - \$75,000 annually, a housekeeping manager at

\$42,000 - \$52,000 annually, and an administrative staff at \$42,000 - \$55,000 annually, with the remaining positions for part-time for housekeeping, groundskeeping, events, kitchen, bar, etc. Full-time positions will include health benefits upon hire. The project will generate significant new property tax revenues for the Warwick Valley School District and for the town of Warwick. He also noted that all required environmental and archaeological studies were performed and that no impact concerns were identified. He stated that the project has also received consistent local support and the applicant stated that they've heard no criticism.

**A MOTION TO APPROVE THE AUTHORIZING RESOLUTION FOR MOUNTAIN GREEN PARTNERS, LLC, WAS MADE BY MR. GREENE, SECONDED BY MS. WALSKI, AND PASSED BY A UNANIMOUS ROLL CALL WITH 6 AYES.**

## **VI. Reports**

**Governance Committee:** Ms. Muller reviewed the Committee's recommendation to approve the policy changes. Mr. Fioravanti described the changes made noting the addition of cover pages and some verbiage changes to include a COO and CFO positions.

**A MOTION TO ADOPT THE REVISED POLICIES WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**By-Laws:** Ms. Muller noted that the By-Laws should be reviewed annually, and Mr. Fioravanti further stated that the NYS monitor suggested that an ethics officer be added. He added that further revisions to bring back the CFO position that was eliminated from the By-Laws several years ago because it was not filled and he noted that the OCIDA does have a certified public accounting firm acting as the external CFO. He stated that the COO position would also be added and that the CEO has the discretion to appoint those positions. The Ethics Officer position was also added to the By-Laws, which was a recommendation from Anchin.

**A MOTION TO ACCEPT THE CHANGES TO BY-LAWS AS PRESENTED WAS MADE BY DR. ODOCK, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

**Finance Committee:** Mr. Greene discussed the easement fee and the Brownfield Assessment pass-thru cost, and budgeted amounts for office computers. Mr. Greene reviewed the vendor details noting the report was typical for the month.

**A MOTION TO ACCEPT THE NOVEMBER 2025 FINANCIAL REPORT, AND THE NOVEMBER /DECEMBER 2025 PAYABLES WAS MADE BY MS. MULLER, SECONDED BY MS. WALSKI, AND PASSED UNANIMOUSLY.**

**Treasury Bill Matures 12/26/25:** The Chair recommended liquidating \$75,000 of the T-Bill set to mature 12/26/25 to be deposited into the OCIDA checking account, reinvesting \$1.3M into another 9-month T-Bill at JP Morgan and adding the remaining funds to the checking account to cover expenses through March 2026 when the Provident Bank CD matures.

**A MOTION TO ACCEPT THE NOVEMBER 2025 FINANCIAL REPORT AND THE NOVEMBER / DECEMBER 2025 PAYABLES WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.**

**RFP – Office Cleaning:** Mr. Fioravanti discussed the RFP for cleaning scheduled to be posted on 12/18/25.

**A MOTION TO APPROVE THE RFP FOR OFFICE CLEANING WAS MADE BY MS. MULLER, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.**

**2026 – 2027 Meeting Schedule:** Mr. Fioravanti noted no changes were made to the calendar which was shared at the November 2025 meeting and that changes would be made during the year as necessary.

**A MOTION TO APPROVE THE 2026 – 2027 MEETING SCHEDULE WAS MADE BY MR. GREENE, SECONDED BY MS. MULLER, AND PASSED UNANIMOUSLY.**

Mr. Fioravanti acknowledged the end of Ms. Walski’s term.

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

**A MOTION TO ENTER INTO EXECUTIVE SESSION PURSUANT TO GENERAL MUNICIPAL LAW SECTION 912(c)(3) AS NOTED BY COUNSEL TO DISCUSS PROPOSED LITIGATION INVOLVING THE NYS MONITOR AND THE OFFICE OF THE STATE INSPECTOR GENERAL WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**Executive Session start: 5:34 p.m.**

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

**Executive Session end: 6:22 p.m.**

**A MOTION TO AUTHORIZE GENERAL COUNSEL, BLEAKLEY PLATT AND SCHMIDT, LLP AND THE AGENCY’S CHIEF EXECUTIVE OFFICER IN THE NAME AND ON BEHALF OF THE AGENCY TO DO ALL ACTS AND THINGS REQUIRED OR PROVIDED FOR, INCLUDING BUT NOT LIMITED TO LITIGATION TO HAVE THE PURPORTED NOTICE OF VIOLATION DEEMED TO BE NULL AND VOID AND TO HAVE THE CURRENT MONITOR REMOVED BY THE NEW YORK STATE INSPECTOR GENERAL, WAS MADE BY MR. GREENE, SECONDED BY GIOVANNI PALLADINO, AND PASSED BY UNANIMOUS ROLL CALL WITH 6 AYES.**

#### **VIII. Adjournment**

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

**The meeting closed at 6:23 p.m.**