

**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, January 21<sup>st</sup>, 2026

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

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

**Staff Present:** Bill Fioravanti, Kelly Reilly, Marty Borrás, Matt Dagele (AV), Lino Sciarretta, Rudy Zodda (General Counsel)

**Others Present:** Brian Sanvidge (NYS Monitor), Keith Perez (2 Girls 1 Boy – Cornwall Hotel), Bart Lansky (Counsel, 2 Girls 1 Boy – Cornwall Hotel)

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**I. Call Meeting to Order**

The Chairman called the meeting to order at 5:33 p.m.

**II. Pledge of Allegiance**

**III. Roll Call**

Mr. Fioravanti acknowledged the Board, staff, and guests present.

**IV. Proof of Notice**

The Chairman acknowledged that notice of this meeting was properly provided.

**V. Minutes**

**A MOTION TO APPROVE THE DECEMBER 17<sup>TH</sup>, 2025, OCIDA BOARD OF DIRECTORS MEETING MINUTES PENDING THE CORRECTION NOTED WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED WITH ONE ABSTENTION BY MR. CRIST.**

**VI. New Business**

**2 Girls 1 Boy – STE Increase Resolution:** Mr. Benton recused himself from this portion of the meeting at 5:35 p.m. and Mr. Sciarretta exited at 5:37 p.m. and returned at 5:41 p.m. Mr. Fioravanti reviewed the project’s increase request from \$12,281,959.00 to \$14,255,959.00 and an increase in sales tax exemption from \$564,606.25 to \$6,949,000.00 to cover the increased cost of the project. Mr. Lansky explained the NYSERDA of approximately \$1.8M to build a net zero passive house hotel which means the energy will come from renewable sources not hydrocarbons

as well as the Brownfield approval they just received which may slow the progress down.

**A MOTION TO APPROVE THE AMENDED AUTHORIZING RESOLUTION FOR THE CORNWALL HOTEL, LLC INCREASE IN SALES TAX EXEMPTION WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED WITH 6 AYES AND ONE RECUSAL BY MR. BENTON.**

**Mr. Benton re-entered the meeting at 5:42 p.m.**

**VII. Reorganization Meeting**

**Chairman:** Jeffrey Crist

**A MOTION TO APPROVE THE REAPPOINTMENT OF JEFFREY CRIST AS CHAIRMAN OF THE BOARD OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY MR. TAMBURRI, SECONDED BY MR. BENTON, AND PASSED BY A ROLL CALL OF 6 AYES AND ONE ABSTENTION BY MR. CRIST.**

**Secretary:** Leigh J. Benton

**A MOTION TO APPROVE THE APPOINTMENT OF LEIGH J. BENTON AS SECRETARY OF THE BOARD OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED BY A UNANIMOUS ROLL CALL.**

**Chief Executive Officer:** William Fioravanti

**A MOTION TO APPROVE THE REAPPOINTMENT OF WILLIAM FIORAVANTI AS CHIEF EXECUTIVE OFFICER OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL.**

**External CFO:** RBT CPAs, LLP

**A MOTION TO APPROVE THE REAPPOINTMENT OF RBT CPAS, LLC AS THE EXTERNAL CHIEF FINANCIAL OFFICER OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY MR. BENTON, SECONDED BY MR. GREENE, AND PASSED BY A UNANIMOUS ROLL CALL.**

**FOIL / Records Access Officer:** Kelly Reilly

**FOIL Appeals Officer:** William Fioravanti

**A MOTION TO APPROVE THE REAPPOINTMENT OF KELLY REILLY AS THE FOIL / ACCESS OFFICER AND WILLIAM FIORAVANTI AS FOIL APPEALS OFFICER OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY DR. ODOCK, SECONDED BY MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL.**

## **Depositories and Set Limits**

**A MOTION TO APPROVE THE OCIDA DEPOSITORIES LISTED FOR 2026 WITH SET LIMITS OF \$14,000 EACH WAS MADE BY MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL.**

**Official Newspaper:** Times Herald-Record

**A MOTION TO DESIGNATE THE TIMES HERALD RECORD AS THE OFFICIAL NEWSPAPER OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY WAS MADE BY MR. GREENE, SECONDED MR. TAMBURRI, AND PASSED BY A UNANIMOUS ROLL CALL.**

**Per Diem Rates - USGSA:** Meals and incidental expenses a total of \$80, breakfast \$20, lunch \$22, dinner \$33, and \$5 for incidental expenses and the first and last day of travel \$60. Daily lodging for the Orange County NY area is \$123 per night.

**A MOTION TO APPROVE PER DIEM RATES SET BY WILLIAM FIORAVANTI USING THE 2026 USGSA GUIDELINES WAS MADE BY MR. GREENE, SECONDED BY MR. PALLADINO, AND PASSED BY A UNANIMOUS ROLL CALL.**

## **OCFC Chairman's Committee Appointments**

**Audit Committee:** Leigh J. Benton (Chair), Marc Greene, Dean Tamburri

**Finance Committee:** Marc Greene (Chairman), Jeffrey Crist, Linda Muller, Dean Tamburri

**Governance Committee:** Linda Muller (Chairwoman), Jeffrey Crist, Dr. Vincent Odock, Giovanni Palladino, Dean Tamburri

## **VIII. Reports**

**Governance Committee:** Ms. Muller noted that the only real changes to the final four policies were the cover pages that were added. Mr. Fioravanti stated that the Board should review them for adoption at the February 2026 meeting.

**By-Laws:** Ms. Muller noted the highlighted changes and recommended leaving the previous adopted dates as a running list to illustrate the Committee's due diligence of annual reviews of the by-laws. The Chairman suggested voting on the by-law change at this meeting. Mr. Fioravanti discussed the language that was added.

**A MOTION TO RECOMMEND APPROVAL OF THE REVISED OCIDA BY-LAWS BY THE FULL BOARD WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Finance Committee:** Mr. Greene noted the CD that matured the previous month, 20,000 for the 2025 audit accrual, higher legal expenses than the previous moth. Noted his concern about some of the recent invoices received from the NYS Monitor's office. Discussed vendor expenses, yearend liability and stated the next cd matures on March 23<sup>rd</sup>, 2026, at which time, reinvestment options would be discussed. The Chairman suggested approving both the financials and payables.

**A MOTION TO ACCEPT THE DECEMBER 2025 OCIDA FINANCIAL REPORT AND THE DECEMBER 2025 – JANUARY 2026 OCIDA PAYABLES WAS MADE BY MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Authorize Staff to pay Recurring Bills and Invoices:** Mr. Fioravanti stated that this recommendation is to allow the OCIDA to pay bill and expenses in a timely manner. He stated that with increased rent and utilities that the allowable amount also be increased to \$11,000.00.

**A MOTION TO AUTHORIZE STAFF TO PAY RECURRING MONTHLY EXPENSES NOT TO EXCEED \$11,000 WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

**Chairman’s Report:** Discussed the Orange County Board of Ethics an annual financial disclosure form.

**CEO Report:** Mr. Fioravanti provided dates for the ABO’s upcoming online Board trainings Wednesday, January 28th at 9:30 a.m., Wednesday, February 11th at 9:30 a.m. and Friday, February 20th at 9:30 a.m. Mr. Fioravanti will contact the OCIDA’s HR service to request access to the sexual harassment training platform as a part of the Board’s annual training.

**Revised Policies:** Mr. Fioravanti reiterated that the final four policies should be reviewed prior to the February meeting for adoption at that time.

**Cleaning Service:** Mr. Fioravanti discussed the RFP for a new service and stated that he received 7 responses that were opened publicly. He has selected T.J.E. Cleaning. He stated that if the cleaning company does not meet the OCIDA’s standards, he would not be required to put out another RFP.

**A MOTION TO AUTHORIZE STAFF TO ENGAGE T.J.E. CLEANING WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**CRH Realty III, Early PILOT Termination – Resolution:** Mr. Fioravanti stated that while working with the NYS Monitor, errors were discovered in the project’s annual reporting. Mr. Fioravanti explained that a 2015 amended leaseback agreement shows a modified job creation goal for this project of 220 FTE. He requested a motion to terminate the PILOT early so that the property may be put back on the tax rolls. The Board discussed statistics of other IDAs to see if their projects are meeting their job goals and to see how the OCIDA compares.

**A MOTION TO RECOMMEND APPROVAL OF THE RESOLUTION FOR THE EARLY TERMINATION OF THE CRH REALTY III PILOT WAS MADE BY MS. MULLER, SECONDED BY MR. BENTON, AND PASSED UNANIMOUSLY.**

Ms. Muller noted that the Bleakley Platt and Schmidt’s closing documents include provisions for recapture if necessary. The Board discussed tracking jobs numbers throughout the year especially for projects whose numbers change seasonally.

## **IX. Executive Session**

**A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS STAFF REVIEWS AND COMPENSATION WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**Executive Session start: 6:20 p.m.**

**Mr. Benton excused himself from the meeting at 6:39 p.m.**

**Executive Session end: 6:43 p.m.**

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

**A MOTION TO APPROVE 3% RAISES FOR ALL THREE FULL-TIME STAFF MEMBERS WAS MADE BY MS. MULLER, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.**

**X. Adjournment**

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

**The meeting closed at 6:44 p.m.**