



ORANGE COUNTY

INDUSTRIAL DEVELOPMENT AGENCY

Jeffrey D. Crist, Chairman • **Dean Tamburri**, Vice Chairman • **Vincent Odock**, Secretary • **Marc Greene**, Board Member
Giovanni Palladino, Board Member • **Linda Muller**, Board Member • **Leigh J. Benton**, Board Member
William Fioravanti, Chief Executive Officer • **Lino J. Sciarretta**, General Counsel • **Daniel G. Birmingham**, Bond Counsel

Governance Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a Governance Committee Meeting on January 21st, 2026, immediately following the OCFC Governance Committee Meeting that starts at 3:00 PM at the Orange County IDA Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY 12553 to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
 - Approval of Minutes from the December 17th, 2025, OCIDA Governance Committee Meeting
- **New Business**
 - CRH Realty III – Early PILOT Termination
- **Old Business**
 - Policies Review and Revision
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: January 5, 2026

By: William Fioravanti – Chief Executive Officer

Orange County Industrial Development Agency 4 Crotty Lane, Suite 100 • New Windsor, NY 12553
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: business@ocnyida.com



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Date: December 30, 2025
From: Jeffrey D. Crist
Re: Next Meeting Date

OCIDA Governance Committee Meeting Notice

The next Governance Committee meeting of the
Orange County Industrial Development Agency is:

Wednesday, January 21st, 2026
At 3:30pm or immediately following the
OCFC Governance Committee meeting

OCIDA Headquarters
4 Crotty Lane, Suite 100
New Windsor, NY 12553

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4 Crotty Lane
New Windsor, NY 12553
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OCIDA Governance Committee Minutes
Wednesday, December 17th, 2025

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

Committee Members Present: Linda Muller (Chair), Giovanni Palladino, Dean Tamburri, Dr. Vincent Odock

Committee Members Absent: Jeffrey Crist

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

Others Present: Brian Sanvidge (NYS Appointed Monitor), Michael Martin (Member of the public)

I. Call Meeting to Order

The Chairwoman called the meeting to order at 3:22 p.m.

II. Roll Call

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

III. Proof of Notice

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

IV. Minutes

A MOTION TO ACCEPT THE SEPTEMBER 25TH, 2025, OCIDA GOVERNANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

V. Old Business

Policies Review and Revision: Mr. Fioravanti stated that the same changes were made to the OCIDA policies as discussed at the preceding OCFC meeting.

A MOTION TO ACCEPT THE CHANGES TO THE OCIDA POLICIES AND PRESENT TO THE FULL BOARD FOR APPROVAL WAS MADE MY MR. TAMBURRI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

By-Laws: Updated to add verbiage about Ethics Officer and added old language regarding COO and CFO positions. The Chairwoman noted that the by-laws will be reviewed annually.

A MOTION TO ACCEPT THE CHANGES TO THE BY-LAWS AND PRESENT THEM TO THE FULL BOARD WAS MADE MR. PALLADINO, SECONDED MR. TAMBURRI, AND PASSED UNANIMOUSLY.

Jobs Deficits Report: Mr. Fioravanti stated that the OCIDA had been working with the NYS Monitor on the report to be discussed at this December 17, 2025, meeting. He stated that he had discussions with the projects that fell short of their initial application goals and provided a 10-year look-back with corrected numbers and noted some discrepancies shared with the Monitor back in September of 2025. The Committee noted for that record that the projects in question predate this Board and this CEO. He shared the explanations of the projects, some noting that COVID was a factor for some of the deficits, and some meeting or exceeding their goals. Counsel and staff will review the agreements for these projects for specific language pertaining to employment to determine recapture procedures on a case-by-case basis.

VI. Adjournment

A MOTION TO ADJOURN WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

The meeting closed at 4:11 p.m.

RESOLUTION REGARDING CRH REALTY III PROJECT

WHEREAS, the Orange County Industrial Development Agency (the "Agency") is authorized under the laws of the State of New York, and in particular under the provisions of the New York State Industrial Development Agency Act and the Agency's enabling legislation, respectively constituting Article 18A and Section 912 of the General Municipal Law (Chapter 24 of the Consolidated Laws of New York), as amended (the "Act"); and

WHEREAS, the Agency received an application for financial assistance from CRH Realty III, LLC (the "Company") for a proposed project consisting of the construction of an approximately 128,000 square foot four story building and related improvements to be used as a medical office, located at NYS Route 17M in the Village and Town of Monroe (the "Premises") as well as the acquisition and installation of new equipment, fixtures, and furnishings (collectively with the Premises, the "Project"); and

WHEREAS, on August 15, 2012; October 17, 2012; May 14, 2015; and August 9, 2018 the Agency approved Resolutions to provide financial assistance to the Company in the form of sales tax exemptions, a mortgage recording tax exemption and a PILOT Agreement; and

WHEREAS, the Agency and the Company entered into a Leaseback Agreement and a PILOT Agreement both dated as of February 1, 2013, and an Amended and Restated Leaseback Agreement and Amended and Restated PILOT Agreement both dated as of October 1, 2015; and

WHEREAS, the Agency approved an Authorizing Resolution dated April 9, 2020, which assigned the Project to Hammes Partners III, L.P.; and

WHEREAS, the Amended and Restated Leaseback Agreement states in Section 9.13(b) that the Company would employ and retain at least 220 full time employees as of December 31, 2018; and

WHEREAS, as set forth on the Company's reports there were only 159 full time employees in 2019 and more recently, there were only 109 full time employees in 2024, in default of the Company's obligations with respect to the Project;

NOW, THEREFORE, be it resolved by the Orange County Industrial Development Agency as follows:

As a result of the Company's default in its obligation to employ 220 full time employees by only employing 159 full time employees or less, the Agency hereby resolves to authorize its General Counsel, Bleakley Platt & Schmidt, LLP, and the Agency's CEO, 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 terminate the Project by (i) terminating the Amended and Restated Leaseback Agreement; (ii) terminating the PILOT Agreement; and (iii) restoring the Premises to fully taxable status on the tax rolls.

Adopted: January 21, 2026

Motion made by _____; seconded by _____

VOTE:

Jeffrey D. Crist – Chairman	Absent	
Dean Tamburri - Vice Chairman	AYE	NAY
Leigh J. Benton – Secretary	AYE	NAY
Marc Greene - Board Member	AYE	NAY
Linda Muller - Board Member	AYE	NAY
Giovanni Palladino - Board Member	AYE	NAY
Vincent Odock - Board Member	AYE	NAY

CERTIFIED to be a true and correct copy of the resolution adopted on January 21, 2026 by the Members of the Board of the Orange County Industrial Development Agency.

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Name: William Fioravanti

Title: Chief Executive Officer

DRAFT