



# ORANGE COUNTY

## INDUSTRIAL DEVELOPMENT AGENCY

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

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### Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on February 18<sup>th</sup>, 2026, immediately following the OCFC Meeting at 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 January 21<sup>st</sup>, 2026, Board of Directors Meeting
- **Reports**
  - Chairman's Report
  - CEO Report
  - Committee Reports
    - Finance Committee
- **New Business**
  - Accept January 2026 Financials
  - Approval of January 2026 / February 2026 Payables
  - Revised Policies
- **Adjournment**

**To watch the livestream, please visit our website: [www.ocnyida.com](http://www.ocnyida.com)**

Dated: February 9, 2026

By: William Fioravanti – Chief Executive Officer

**4 Crotty Lane, Suite 100 • New Windsor, NY 12553**  
**Phone: (845) 234-4192 • Fax : (845) 220-2228 • Email : [business@ocnyida.com](mailto:business@ocnyida.com)**



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Date: January 29, 2026  
From: Jeffrey D. Crist  
Re: Next Meeting Date

### *OCIDA Board Meeting Notice*

The next Board of Directors meeting of the  
Orange County Industrial Development Agency is:

**Wednesday, February 18<sup>th</sup>, 2026**  
**immediately following the**  
**5:00pm OCFC meeting**

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

**To watch the livestream, please visit our website: [www.ocnyida.com](http://www.ocnyida.com)**

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**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.**

**DRAFT**



**Report to the Board of Directors**  
**Bill Fioravanti, CEO**  
**February 2026**

**I. Key Item on the February 18<sup>th</sup> Board Meeting Agendas**

1. **Revised Agency Policies** – This is the completion of the Governance Committee’s year-long review of 11 OCIDA/OCFC policies. Last month, Governance reviewed the final four of the 11 revised policies, which you will be asked to adopt on Wednesday: Defense and Indemnification; Disposition of Property; Procurement; and Investment and Deposit.  
*Drafts of these four policies are included in this packet for your review.*

**II. OCIDA Project Updates**

1. **Royal Wine** – Construction is near completion on this 626,862 square foot wine and grape juice manufacturing facility and kosher products distribution center in the Village of Goshen. Just this week, Royal is testing their production lines in hopes of ramping up wine and juice manufacturing in the next 2-3 weeks. As the project nears its end, local labor utilization remains above 92% and nearly 100 employees have been hired to date. We are working with the owners, local officials and our partners to plan a grand opening event in March/April.
2. **Balchem Corporation** – In August, OCIDA passed a final authorizing resolution for sales tax exemption and a 15-year PILOT for this critical retention project that will save 32 local jobs and create 4 new positions. Our counsel is working with the company’s attorneys to finalize closing documents. We expect to close on these incentives in the next 30-45 days, with construction at their site in the Town of Wallkill planned to commence in 2Q2026.
3. **Mountain Green Partners** – In December, the OCIDA Board passed a final resolution to approve incentives for this planned 24-room, 15,000 square foot hotel. We are working with their legal counsel to prepare closing documents. Meanwhile, the owners are fielding bids from contractors for the construction of the hotel.
4. **Garonit Pharmaceutical** – This applicant will soon make their second appearance before the Town of New Windsor planning board, seeking local entitlements for their planned 200,000 square foot chlorhexidine gluconate manufacturing operation on the Stewart Airport campus. The OCIDA Board approved an inducement resolution in September that authorized a public hearing on their requested incentives, though we are waiting for them to progress further in the local approvals process before we schedule that hearing.

The project will create 100 full-time pharmaceutical positions will include production, quality assurance, warehouse, R&D, administration and logistics, management and sales roles.

5. **Cedar Lakes Estate** – Cedar Lakes is a similar situation in that, while OCIDA authorized a public hearing back in August, the project has a considerable timeline ahead of them in terms of pursuing local approvals through the Town of Greenville planning board. The owners behind this planned \$10 million expansion – that would create 20 additional lodging units and 13 new full-time positions, expect to receive entitlements in 3Q2026. So we anticipate scheduling a public hearing early this summer.
6. **Banta Hospitality** – In October, you approved the authorization of incentives for this proposed project to develop a 4-story, 93-room Holiday Inn Express on Route 300 in the Town of New Windsor. In advance of that approval, the applicant met with the Town Supervisor and agreed on terms to make annual supplemental payments to the Town. As a reminder, OCIDA will not be party to this agreement. Since your approval in October, the two sides have continued to negotiate the final terms of the supplemental payments, even up until last week. We expect their agreement to be finalized in the next 30 days, at which point the applicant expects to work with OCIDA’s counsel to close on the approved incentives.
7. **Scannell/Amazon** – This project is still in a holding pattern, due to an Article 78 challenge of the Wawayanda planning board’s approval of a height restriction waiver, as well OCIDA’s own Article 78 challenging the state monitor’s attempt to veto your October approval of incentives.
8. **Cornwall Arms Hotel aka 2 Girls 1 Boy LLC** – As you’ll recall, this applicant came back to the OCIDA Board last month to request a \$99,125 increase to their approved sales tax exemption benefit, which was approved. This was required due to an increase to their materials costs related to a NYSERDA grant they were recently awarded. Our general counsel is working with this developer to close on the approved incentives in the next 30-60 days.
9. **Sky Harbour Group aka SWF Development** – OCIDA held a public hearing in January 2025 for this project to construct seven private hangars and accessory buildings on the Stewart Airport campus. This past December, the Port Authority of NY & NJ authorized an amendment to their lease with Sky Harbour to add another 10-acres (totaling 26 acres to be developed) that will result in a total of 12 hangars to be constructed with around 400,000 square feet of development overall. I have a call scheduled with the applicant next week to discuss an amendment to their OCIDA application for incentives for this expanded scope, which may require another public hearing.

### III. Other Updates

1. **2025 Fiscal Audit** – The audit of OCIDA and OCFC 2025 financials by PKF O’Connor Davies is set to begin next week. We expect the auditors to be on site for approximately three days, and their draft audit reports will be ready for our March Board of Directors meeting.

2. **EPA Brownfields Assessment Grant** – Things continue to progress with our EPA Brownfields Assessment grant. Our environmental consultants on this project, HRP Associates, have completed Phase I studies on Kolmar Labs in Port Jervis and the Orange County Fairgrounds site in the Town of Wallkill. We are working with the property owners on approval of Phase II studies of these sites, which includes actual soil borings and testing. We are also looking for the EPA’s approval of Phase I’s for an additional 4 properties that are on our top priority list. This process is taking longer than expected due to staffing shortages at the federal agency.

We are also planning our first public outreach meeting in March. We will invite county legislators and staff as well as local elected officials, to provide an overview of the program, our goals and our progress. This will be the first of multiple public engagement efforts.

3. **Anchin 6-month Report** – Anchin’s next 6-month report on the OCIDA is due to the Inspector General’s office in May. We are currently working with their team to provide implementation updates on their past recommendations, clarify any misstatements in their draft report, etc. As always, we will share the final version of Anchin’s report once it is completed.
4. **PARIS Reporting Training** – We are planning a Board and Staff training session with our PARIS reporting consultant, Julie Marshall at Harris Beach Murtha. Planned for late March/early April, Julie will conduct a comprehensive training on what the PARIS reporting process entails, why the information in the report is so vital to IDA leadership, and a step-by-step overview to help all of us better analyze and interpret the critical data that PARIS reports provide.

#### IV. Recent Meetings and Presentations

- Conducted **radio interview with WTBQ** in Warwick on 1/22.
- Met with new **Orange County Legislator** with Chairman Crist in Goshen on 1/22.
- Met with **concerned Middletown resident about Amazon project** in Town of Wallkill on 1/27.
- Attended **OC Association of Towns, Villages and Cities meeting** in Goshen on 1/27.
- Attended **OC Chamber’s Legislative Update w/Sen. Skoufis and Assemblyman Brabenec** in Sugarloaf on 1/29.
- Met with leaders from the **Junior League of Orange County** and various county officials via zoom on 1/30 regarding a planned Children’s Museum.

- Met with new **Orange County Legislators** with Chairman Crist and Vice Chair Tamburri in New Windsor on 2/3.
- Met with **Village of Goshen Mayor O'Donnell** in Goshen on 2/4.
- Met with new **Orange County Legislator** in Newburgh on 2/5.
- Met with **bond counsel Dan Birmingham** in Fishkill on 2/5.
- Attended **NYSEDC's 2026 Economic Development Conference** in Albany 2/9-2/11.
- Attended **OC Chamber of Commerce's Breakfast re: Infrastructure** at Woodbury Common on 2/12.
- Met with new **Orange County Legislator** in New Windsor on 2/12.

##

Orange County Industrial Development Agency  
 Budget vs. Actuals: FY 2025 - FY25 P&L (November / December)  
 Budget vs. Actuals: FY 2026 - FY26 P&L (January)  
 January 2026

	Nov 2025			Dec 2025			2025 Total			Jan 2026			2026 Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Income															
40000 Application Fee		833.33	-833.33		833.37	-833.37	17,500.00	10,000.00	7,500.00		833.33	-833.33	0.00	833.33	-833.33
40100 Showal Ready Reimbursement															
40300 Closing Fees		100,833.33	-100,833.33		100,833.37	-100,833.37	11,375.00	1,210,000.00	-1,198,625.00		16,666.67	-16,666.67	0.00	16,666.67	-16,666.67
40400 IDA Administrative Fees		2,500.00	250.00		250.00	-250.00	15,000.00	3,000.00	12,000.00		1,083.33	-1,083.33	0.00	1,083.33	-1,083.33
40500 Other Income		58,333.33	-58,333.33		58,333.37	-58,333.37	4,283.50	700,000.00	-695,716.50		208.33	-208.33	0.00	208.33	-208.33
43000 Pass Thru Legal Fees		7,793.84	9,332.33	-1,538.49	9,332.37	4,831.20	90,758.13	111,988.00	-21,229.87		8,223.50	-8,223.50	0.00	8,223.50	-8,223.50
45000 Management Fee Income															
48000 EPA Brownfield Assessments															
Revenue	34,901.77			9,757.12			72,085.75			72,085.75			162.36	15,411.50	-15,249.14
49000 Interest Earnings	67.93	11,250.00	-11,182.07	51,070.60	11,250.00	39,820.60	601,030.35	135,000.00	466,030.35		162.36	15,411.50	162.36	15,411.50	-15,249.14
Total Income	\$ 45,263.54	\$ 180,832.32	\$ -135,568.78	\$ 74,991.29	\$ 180,832.48	\$ -105,841.19	\$ 817,032.73	\$ 2,169,988.00	\$ -1,352,955.27	\$ 162.36	\$ 189,926.66	\$ -189,764.30	\$ 162.36	\$ 189,926.66	\$ -189,764.30
Gross Profit	\$ 45,263.54	\$ 180,832.32	\$ -135,568.78	\$ 74,991.29	\$ 180,832.48	\$ -105,841.19	\$ 817,032.73	\$ 2,169,988.00	\$ -1,352,955.27	\$ 162.36	\$ 189,926.66	\$ -189,764.30	\$ 162.36	\$ 189,926.66	\$ -189,764.30
Expenses															
60000 Administrative Costs															
60002 Bank Service Charges															
60003 CFO/Bookkeeping Services		1,850.00	-66.67	1,850.00	1,916.63	-66.63	25,448.50	23,000.00	2,448.50	1,890.00	2,125.00	-235.00	1,890.00	2,125.00	-235.00
60004 Fiscal Audit		1,750.00	-1,750.00	20,000.00	17,500.00	16,250.00	20,000.00	21,000.00	-1,000.00	1,625.00	1,625.00	0.00	1,625.00	1,625.00	-1,625.00
60005 Insurance		1,047.47	1,724.08	-676.61	1,088.32	1,724.12	14,050.80	20,689.00	-6,638.20	1,088.32	1,550.00	-461.68	1,088.32	1,550.00	-461.68
60006 Office Supplies and Postage		6,939.68	1,035.83	5,903.85	1,035.87	-288.62	16,071.47	12,430.00	3,641.47	517.92	916.67	-398.75	517.92	916.67	-398.75
60007 Professional Fees		8,566.00	541.67	8,024.33	1,075.00	541.63	42,125.00	6,500.00	35,625.00	4,085.42	4,085.42	0.00	4,085.42	4,085.42	-4,085.42
60008 Travel, Lodging, Meals		1,218.56	594.67	623.89	349.20	274.67	8,337.04	7,136.00	1,201.04	353.65	708.33	-354.68	353.65	708.33	-354.68
60009 Anchin / NYS Monitor Costs															
60010 Anchin	64,529.30		-18,750.00	18,750.00		-18,750.00		225,000.00	-225,000.00						
60011 Brown & Weiraub Advisors															
60012 Other Consultants	825.00		825.00	6,500.00		6,500.00	1,828.75		1,828.75	35,691.19		35,691.19			
Costs	\$ 65,354.30	\$ 18,750.00	\$ 46,604.30	\$ 6,500.00	\$ 18,750.00	\$ -12,250.00	\$ 142,274.95	\$ 215,000.00	\$ -72,725.05	\$ 35,691.19	\$ 11,010.42	\$ -25,591.19	\$ 35,691.19	\$ 11,010.42	\$ -25,591.19
Total 60000 Administrative Costs	\$ 84,876.01	\$ 26,312.92	\$ 58,563.09	\$ 31,609.77	\$ 26,312.88	\$ 5,296.89	\$ 268,534.63	\$ 325,000.00	\$ -58,465.37	\$ 35,691.19	\$ 39,541.08	\$ -11,010.42	\$ 35,691.19	\$ 39,541.08	\$ -11,010.42
60200 Agency Support Expenses															
60201 IT Support & Audio/Visual	534.81	3,400.00	-2,865.19	2,955.31	3,400.00	-1,044.69	31,865.86	40,800.00	-8,934.14	1,558.67	2,916.67	-1,358.00	1,558.67	2,916.67	-1,358.00
60202 Marketing & PR	582.10	6,083.33	-5,501.23	13,423.84	6,083.37	7,340.47	51,217.66	73,000.00	-21,782.34	3,972.00	6,236.67	-2,264.67	3,972.00	6,236.67	-2,264.67
60203 Memberships and Events	907.00	1,062.08	-155.08	30.00	1,062.12	-1,032.12	9,937.81	12,745.00	-2,807.19	2,405.00	1,073.33	-1,331.67	2,405.00	1,073.33	-1,331.67
60204 Training and Education	375.00	375.00		150.00	375.00	-225.00	150.00	4,500.00	-4,350.00						
Total 60200 Agency Support Expenses	\$ 2,023.91	\$ 10,920.41	\$ -8,896.50	\$ 15,959.15	\$ 10,920.49	\$ 5,038.66	\$ 93,177.33	\$ 131,045.00	\$ -37,867.67	\$ 7,935.67	\$ 10,960.00	\$ -2,924.33	\$ 7,935.67	\$ 10,960.00	\$ -2,924.33
60400 Projects/Programs															
60402 Cost-Benefit Analyses		416.67	-416.67		416.63	-416.63	14,000.00	5,000.00	9,000.00		833.33	-833.33		833.33	-833.33
60403 Legal Counsel	17,502.49	5,416.67	12,085.82	22,486.01	5,416.63	17,069.38	90,986.08	65,000.00	25,986.08	10,416.67	10,416.67	0.00	10,416.67	10,416.67	-10,416.67
60405 Legal, Pass Thru															
60406 Local Labor Auditing Fees	1,659.00	875.00	784.00	1,344.00	875.00	469.00	14,154.00	10,500.00	3,654.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	-2,083.33
60408 Shovel Ready Program	154,166.67	154,166.67		154,166.63	154,166.63		0.00	1,850,000.00	-1,850,000.00	125,166.67	125,166.67	0.00	125,166.67	125,166.67	-125,166.67
60409 EPA Brownfield Assessments	34,901.77		34,901.77	11,744.62		11,744.62	72,823.25	0.00	72,823.25						
60410 Professional Fees	325.00		325.00				6,071.63	0.00	6,071.63						
Total 60400 Projects/Programs	\$ 54,388.26	\$ 160,875.01	\$ -106,486.75	\$ 35,874.63	\$ 160,874.89	\$ -125,000.26	\$ 203,034.96	\$ 1,930,500.00	\$ -1,727,465.04	\$ 0.00	\$ 136,208.34	\$ -136,208.34	\$ 0.00	\$ 136,208.34	\$ -136,208.34
61000 Payroll Expenses															
61001 Employee Benefits	2,767.12	3,037.50	-270.38	3,303.41	3,037.50	265.91	36,075.39	36,450.00	-374.61	3,536.02	3,074.92	461.10	3,536.02	3,074.92	461.10
61002 Payroll Taxes & Fees (Staff Line)	2,046.95	2,943.58	-896.63	2,350.39	2,943.62	-593.23	31,771.04	35,323.00	-3,551.96	4,395.49	2,823.75	1,471.74	4,395.49	2,823.75	1,471.74
61003 Salaries	24,321.52	27,587.17	-3,265.65	24,352.52	27,587.13	-3,234.61	311,854.76	331,046.00	-19,191.24	30,345.90	27,845.25	2,500.65	30,345.90	27,845.25	2,500.65
61004 Retirement and Profit-Sharing	3,832.64	1,336.17	2,496.47	1,875.00	1,336.13	548.87	16,821.72	16,034.00	787.72	1,369.42	1,369.42	0.00	1,369.42	1,369.42	-1,369.42
61005 Deferred Compensation	2,480.17	2,480.17		2,480.13	2,480.13		0.00	29,762.00	-29,762.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	-2,083.33
Total 61000 Payroll Expenses	\$ 32,968.23	\$ 37,384.59	\$ -4,416.36	\$ 30,194.82	\$ 37,384.51	\$ -7,189.69	\$ 396,522.91	\$ 448,615.00	\$ -52,092.09	\$ 38,277.41	\$ 37,296.67	\$ 980.74	\$ 38,277.41	\$ 37,296.67	\$ 980.74
62000 Building Expenses															
62002 Building Rent	8,398.30	7,500.00	898.30	7,500.00	7,500.00		93,761.12	90,000.00	3,761.12	16,796.60	7,222.75	9,573.85	16,796.60	7,222.75	9,573.85
62003 Building Utilities	524.83	595.25	-70.42	1,387.21	595.25	791.96	10,154.32	7,143.00	3,011.32	676.58	676.58	0.00	676.58	676.58	-676.58
62006 Depreciation Expense	499.69	458.33	41.36	2,026.09	458.37	1,567.72	5,968.66	5,500.00	468.66	499.65	458.33	41.32	499.65	458.33	41.32
62007 Internet and Telephones	650.00	733.33	-83.33	733.37	733.33	40.04	8,425.00	8,000.00	425.00	650.00	733.33	-83.33	650.00	733.33	-83.33
62008 Repairs/Renovations	541.67	541.67		541.63	541.63		4,995.00	6,500.00	-1,505.00	166.67	166.67	0.00	166.67	166.67	-166.67
Total 62000 Building Expenses	\$ 10,072.82	\$ 9,828.58	\$ 244.24	\$ 4,637.99	\$ 9,828.62	\$ -5,190.63	\$ 125,330.19	\$ 117,943.00	\$ 7,387.19	\$ 17,946.25	\$ 9,257.66	\$ 8,688.59	\$ 17,946.25	\$ 9,257.66	\$ 8,688.59
Total Expenses	\$ 184,428.23	\$ 246,321.51	\$ -60,893.28	\$ 117,974.36	\$ 246,321.39	\$ -128,346.03	\$ 1,086,593.02	\$ 2,943,858.00	\$ -1,857,264.98	\$ 103,742.78	\$ 233,916.42	\$ -130,173.64	\$ 103,742.78	\$ 233,916.42	\$ -130,173.64
Net Operating Income	\$ -139,164.69	\$ -64,489.19	\$ -74,676.50	\$ -42,985.07	\$ -64,488.91	\$ 21,503.84	\$ 269,562.29	\$ 773,870.00	\$ -504,307.71	\$ 103,580.42	\$ 16,488.76	\$ -87,090.66	\$ 103,580.42	\$ 16,488.76	\$ -87,090.66
Net Income	\$ -139,164.69	\$ -64,489.19	\$ -74,676.50	\$ -42,985.07	\$ -64,488.91	\$ 21,503.84	\$ 269,562.29	\$ 773,870.00	\$ -504,307.71	\$ 103,580.42	\$ 16,488.76	\$ -87,090.66	\$ 103,580.42	\$ 16,488.76	\$ -87,090.66

**Transaction List by Vendor  
Orange County Industrial Development Agency  
January 8-February 11, 2026**

Vendor	Date	Memo/Description	Amount
88 Studio, LLC	01/09/2026	Technical support and website updates including team member and meeting changes	\$ 900.00
Adams Fairacre Farms	01/22/2026	Office Supplies	\$ 13.93
Amazon	01/19/2026	Office Supplies - replacement remote	\$ 9.70
BLEAKLEY PLATT & SCHMIDT, LLP	01/27/2026	Legal services and litigation support for state monitor matter	\$ 35,691.19
Brown & Weinraub Advisors, LLC	02/02/2026	Professional services for February 2026	\$ 6,500.00
Chick-Fil-A	02/10/2026	William Fioravanti - Meal on NYS Thruway en route to NYSEDC annual conference in Albany.	\$ 34.87
Complete Document Solutions	01/26/2026	Copier contract overage charges for Xerox Altalink	\$ 20.71
Credit Card Payment Processing	02/03/2026	Dec 2025 & January 2026 M&T Statement PAID with check #3703	\$ 459.09
Elan Financial Services (OB&T)	01/12/2026	CC Statement : Go daddy, January 2026 Quickbooks	\$ 491.04
Facebook Ads	02/10/2026	Marketing & PR 1/9/26-2/10/26	\$ 646.00
Fellenzer Engineering LLP	01/28/2026	Engineering professional services for Royal Wine project site visits	\$ 1,514.00
	01/28/2026	Engineering professional services for Legoland project site visits	\$ 1,344.00
First Columbia 4-LA, LLC	01/15/2026	February CAM and Rent charges for 4 London Ave	\$ 8,398.30
	02/05/2026	Monthly operating rent and CAM increases for suite 100	\$ 216.84
	02/06/2026	March 2026 CAM and rent charges for 4 London Ave New Windsor	\$ 8,506.72
HRP Associates, Inc.	02/10/2026	Professional services for EPA Brownfield Assessment Grant and project management	\$ 10,307.50
Intuit - Quickbooks	02/01/2026	IT Support & Audio Visual Quickbooks OCFC - February 2026	\$ 124.34
	02/01/2026	IT Support & Audio Visual Quickbooks OCIDA - February 2026	\$ 124.34
KR Cleaning	02/04/2026	Building Maintenance February 2026	\$ 650.00
JCOPE	01/09/2026	Memberships & Events	\$ 50.00
ManyChat	01/17/2026	Marketing & PR	\$ 15.00
Microsoft Office Azure	01/23/2026	IT Support & Audio Visual - Microsoft Office	\$ 210.00
National Association of Realtors	01/10/2026	Memberships & Events	\$ 310.00
Niki Jones Agency, Inc.	01/08/2026	Monthly Facebook digital media branding campaign services	\$ 1,500.00
	01/08/2026	Monthly retainer for social media PR and project management	\$ 2,000.00
	01/15/2026	Monthly Website SEO Basic Plan services	\$ 320.00
	02/01/2026	Monthly Website SEO Basic Plan services	\$ 320.00
	02/05/2026	Strategic communications plan monthly retainer and social media management	\$ 5,707.00
Onsite Confidential Shredding	02/02/2026	Office Supplies - Shred old documents	\$ 355.00
OpenAI	01/26/2026	Office Supplies	\$ 21.63
Orange County Association	02/05/2026	Membership & Events	\$ 30.00
OC Assoc. of Towns, Villages and Cities	01/29/2026	Membership & Events	\$ 30.00
Orange County Partnership	01/27/2026	Membership & Events; Ticket for MVP Breakfast	\$ 75.00
PEAC Solutions	01/12/2026	Office Supplies - January 2026	\$ 445.42
	02/09/2026	Office Supplies - February 2026	\$ 456.68
Primo Brands - Blue Triton - Crystal Rock	01/27/2026	Office Supplies	\$ 29.09
RBT CPAs LLP	01/15/2026	January 2026 - Professional Fees	\$ 1,890.00
Spectrum	01/16/2026	IT Support & Audio Visual	\$ 245.00
Stamps.com	02/08/2026	Office Supplies	\$ 22.70
Times Union	01/09/2026	Marketing & PR	\$ 3.96
Zultys, Inc.	02/01/2026	Monthly telecommunications services February 2026	\$ 254.65

**Orange County Industrial Development Agency**  
 Banks Accounts/Certificates of Deposit/Money Markets Accounts  
 As of January 31, 2026

Listed in order of maturity date.						
Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
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10/12/25	7/12/26	9 months	Provident Bank	\$	4,700,000	3.90%
12/26/25	10/1/26	9 months	JP Morgan T-Bill	\$	1,299,676	3.98%
6/23/25	3/23/26	9 months	Provident Bank	\$	2,500,000	4.03%
<b>Bank</b>						
				Account Type		% of total
Chase Bank				\$	292,035	3%
Orange Bank & Trust				\$	17,326	0%
Total CDs & Treasuries				\$	8,499,676	96%
				\$	8,809,037	100%