



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

Board Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a regularly scheduled meeting on April 15th, 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 March 18th, 2026, Board of Directors Meeting
- **Reports**
 - Chairman's Report
 - CEO Report
 - Committee Reports
 - Finance Committee
 - Governance Committee
- **New Business**
 - Accept March 2026 Financials
 - Approval of March / April Payables
 - Personnel Policy
 - Reschedule May Meeting
- **Adjournment**

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

Dated: March 25, 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



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Date: March 25, 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, April 15th, 2026
immediately following the
5:00pm OCFC meeting

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

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

Board of Directors Meeting Minutes
Wednesday, March 18th, 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, Kaden Jones (AV), Rudy Zodda (General Counsel)

Others Present: Brian Sanvidge (NYS Monitor), Gerard Kent (member of the public)

I. Call Meeting to Order

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

II. Roll Call

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

III. Proof of Notice

The Chairman acknowledged that notice of this meeting was properly provided. He also stated that the sequence of the meeting would be changed to allow Ms. Szot of PKF O'Connor Davies to present the final version of the 2025 OCIDA Financial Audit.

IV. Pledge of Allegiance

V. Minutes

A MOTION TO APPROVE THE FEBRUARY 18TH, 2026, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MR. GREENE, SECONDED BY DR. ODOCK, AND PASSED WITH 5 AYES AND TWO ABSTENTIONS FROM MS. MULLER AND MR. PALLADINO.

VI. Reports

Chairman's Report: The Chairman stated that the 2025 financial audit and PARIS reports were in their final draft forms.

CEO Report: Mr. Fioravanti discussed the EPA Brownfield assessment public meeting where the first presentation would take place at a site in Newburgh and later at a site in Goshen. He

discussed the efforts to complete the annual audit and PARIS reports and stated that he would contact projects that typically submit their annual confirmation reports after the due date to discuss a possible penalty. At 5:48 p.m. a member of the public entered the meeting as a guest. Mr. Fioravanti stated that he also attended the AI Summit at Mount Saint Mary College and will print out and share a summary of the event. He discussed rescheduling the May 2026 Board meeting because the next NYSEDC meeting is also on that date.

Audit Report: Mr. Benton noted that the audit meeting was held. The Chairman noted that the Audit Committee recommended the full Board's approval of the 2025 financial audit.

Finance Committee: Mr. Greene noted that some of the discussion would involve new business. He reviewed the financial report and noted the revenue income from the CPV project, the reimbursable Brownfield fees, general counsel and consulting fees. He stated that the monthly vendor expenses were in line with previous months. He stated that the \$2.5M CD scheduled to mature on 3/19/26 would be reinvested along with \$50,000 in interest in a 9-month CD at a 3.5% interest rate.

VII. New Business

Accept February 2026 Financial Report and Approve February / March 2026 Payables:

Mr. Greene discussed payables including specific line items on the October and November 2025 invoices from Anchin (NYS Monitor) which were held for further review by the OCIDA and response from the NYS Monitor. The Finance Committee reviewed each line item and discussed approving only the items that were reasonable and within the scope of the Monitor's work. The Committee agreed not to pay line items for which questions were not answered citing confidentiality. They agreed to hold line items for which they were still awaiting a response. The total authorized amount to be paid for the October bill was \$9,537.50.

Mr. Greene stated that of the over \$30,000 November 2025 invoice, the Committee could only approve \$9,748.38 which was justifiable and until the NYS Monitor can respond to the line items that were questioned.

A MOTION TO ACCEPT THE FEBRUARY / MARCH 2026 FINANCIAL REPORT WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

A MOTION TO APPROVE THE FEBRUARY / MARCH 2026 OCIDA PAYABLES TO INCLUDE THE OCTOBER 2025 AND NOVEMBER 2025 ANCHIN INVOICES WAS MADE BY MR. PALLADINO, SECONDED BY MS. MULLER, AND PASSED UNANIMOUSLY.

A MOTION TO REINVEST THE PROVIDENT BANK CD SCHEDULED TO MATURE ON MARCH 23, 2026, FOR \$2.5M INCLUDING \$50,000 OF THE INTEREST INTO A 9-MONTH CD AT 3.58% AT THE SAME INSTITUTION WAS MADE BY MR. BENTON, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

Approval of 2025 Financial Audit: Ms. Szot of PKF O'Connor Davies reviewed the OCIDA audit and the findings of a clean opinion.

A MOTION TO APPROVE THE OCIDA 2025 FINANCIAL AUDIT WAS MADE BY DR. ODOCK, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

Approval of 2025 PARIS Report: Mr. Fioravanti reviewed the PARIS draft report which included all active project information for the reporting year.

A MOTION TO APPROVE THE OCIDA 2025 PARIS REPORT WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VIII. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. BENTON, SECONDED MR. PALLADINO, AND PASSED UNANIMOUSLY.

The meeting closed at 6:09 p.m.

DRAFT



Report to the Board of Directors

Bill Fioravanti, CEO

April 2026

I. Key Item on the April 15th Board Meeting Agendas

1. **PARIS Reporting / 2025 Agency Audits** – Our 2025 annual reports to the Authorities Budget Office (ABO) were submitted on-time this past week via the PARIS system. These reports require the inclusion of our 2025 financial audits, which the Board also approved at our March meeting.

The final 2025 OCIDA/OCFC PARIS Reports were sent electronically under separate cover.

2. **Personnel Policy** – Last April, the Governance Committee thoroughly reviewed and updated our Personnel Policy/Employee Handbook. The current policy allows Staff to ‘float’ two holidays – Columbus Day and President’s Day – within the same year. After working under this policy for a year, I am suggesting we make two small tweaks, **highlighted in red** as follows:

*Employees may choose to work on up to two of the following holidays:
~~Columbus Day~~-Lincoln’s Birthday, or ~~President’s~~ Veteran’s Day, and take a floating holiday instead. The floating holiday must be used in the same year as the holiday worked.*

Instead of the originally designated holidays, we should allow Staff to float either or both of Lincoln’s Birthday and Veteran’s Day. This is because those holidays aren’t restricted to a Monday, so they can be observed any day of the week. Allowing Staff to float these days enables them to observe these holidays on a Monday or Friday, rather than disrupt the middle of a work week. The Governance Committee will discuss these suggested edits in detail, in advance of a full Board vote.

Page 34 of the OCIDA Personnel Policy with suggested edits is included in this packet.

II. Other Updates

1. **EPA Brownfields Assessment Grant** – We had an extremely successful day on March 19th when we held our first public outreach event for our EPA grant program (see news articles at the end of this report). OCIDA, along with our partners at Orange County Government, OC Partnership and HRP Associates, hosted EPA Regional Administrator Michale Martucci and his team for a full day focused on the remediation of contaminated properties around Orange County.

We toured four strategic sites at the top of our priority list for assessment: the former Consolidated Iron site on the Newburgh Waterfront, the Steelways property (deep water port) and former Diamond Candlestick factory in New Windsor, and the Orange County Fairgrounds campus in the Town of Wallkill.



Following the tour, we held a full public event at the Orange County Emergency Services Center in Goshen. We had several county legislators and other elected officials and municipal leaders in attendance, along with county residents and businesses. We provided an overview of the program, our goals and our progress, and some specific discussion of the sites under consideration. We also asked that the public nominate other properties for the study, and we have already received multiple suggestions. This was the first of multiple public engagement efforts.

A copy of our PowerPoint presentation from the 3/19 public meeting is included in this packet.

2. **PARIS Reporting Training** – We also had a very successful Board & Staff training with our PARIS reporting consultant, Julie Marshall, last Monday. We held multiple sessions to ensure that at no time a quorum of members was reached. Julie conducted a thorough 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 review that helped all of us better analyze and interpret the critical data that PARIS reports provide.

3. **Anchin Report** – Anchin’s next 6-month report on the OCIDA is due to the Inspector General’s office in May. In advance of that, we just completed our latest quarterly report to their team, which was due on March 30th. Once Anchin has reviewed that, as well as our updates on the implementation of their previous recommendations, we will work with their team to clarify any misstatements in their draft report, etc. As always, we will share the final version of Anchin’s report once it is completed.

Our latest quarterly report to Anchin is included in this packet.

III. Recent Meetings and Presentations

- Held Teams meeting with local **EPA Brownfields Grant team** on 3/17.
- Held Zoom meeting with our **EPA Project Manager** on 3/17.
- Met with a **local constituent** about economic development in New Windsor on 3/17.

- Met with **prospective applicant in Monroe about housing project** in Town of Wallkill on 3/17.
- Toured **4 brownfield properties with EPA Regional Administrator Mike Martucci** and his team in Newburgh, New Windsor and Town of Wallkill on 3/19.
- Conducted first **public forum for our EPA Brownfields grant** at the OC Emergency Services Center in Goshen on 3/19.
- Attend **grand opening for Canna-Planet** in Town of Wallkill on 3/20.
- Participated in **PARIS training with Julie Marshall** at OCIDA on 3/23.
- Attended **MSMC's Business Leaders Advisory Council** meeting in Newburgh on 3/25.
- Met with **County Executive Neuhaus** and economic development colleagues via Teams on 3/26.
- Attended **grand opening of LEGOLAND New York's Ferrari attraction** in Goshen on 3/27.
- Recorded podcast episode with **Stephanie Johnson of LEGOLAND New York** at OCIDA HQ on 3/30.
- Attended **NYSCAR meeting w/local commercial realtors** in Fishkill on 4/1.

IV. OCIDA in the News



IDA and EPA team up to spur development

March 23, 2026, 5:42 am

Todd Bender



GOSHEN — The Orange County Industrial Development Agency is launching a new effort to clean up and redevelop contaminated properties across the county, thanks to a \$500,000 grant from the U.S. Environmental Protection Agency.

County officials, economic development leaders and federal partners toured several long-neglected properties last week, including sites in and around Newburgh, as part of the IDA’s Brownfields Revitalization Initiative. The program seeks to identify, assess and eventually clean up properties that have sat idle or underused for years.

Traditionally, the IDA has focused on attracting and supporting private investment, but this initiative is based on a broader mission that begins before development or beneficial reuse is even possible.

“These are properties that, in many cases, have been sitting for decades,” said Bill Fioravanti, CEO of the Orange County IDA. “This initiative is a great opportunity to take properties that are eyesores and rehabilitate them, simultaneously removing threats to the environment and turning them into revenue generators.”

Fiorvanti spoke about how some of the county’s most promising development opportunities are also its most challenging. So-called “brownfields,” often former industrial sites, can be costly and complex to clean up, deterring private developers. By working with the EPA and conducting early-stage assessments, the IDA hopes to remove that barrier.

EPA Regional Administrator and former New York State Senator Mike Martucci emphasized the broader community impact of the effort. “When we invest in cleaning up and reusing former industrial properties, local families gain healthier, safer neighborhoods and entrepreneurs gain new sites to open businesses and create jobs,” Martucci said.

Collaboration at all levels of government is key, officials say, because the future of these sites may extend beyond traditional commercial development. While some parcels could become new hubs for manufacturing, tourism, or housing, others may be better suited for parks or open space, such as the former Diamond Candle Factory in New Windsor, which the county is considering redeveloping into a county park, with the assistance of state and federal cleanup funding.

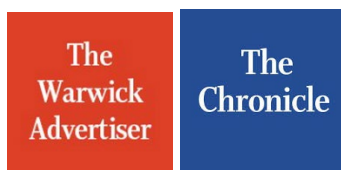
Another large, unused parcel is the former Consolidated Iron and Metal property on the Hudson River waterfront in Newburgh. Following previous site remediation in 2012, the City of Newburgh has suggested using the EPA Superfund Redevelopment Program to revitalize the current open space.

Blighted areas in the City of Newburgh have long affected residents' quality of life. Fioravanti sees this new partnership as an opportunity to breathe new life into properties in both the City of Newburgh and throughout Orange County.

The program actively seeks input from municipalities, residents, and property owners to identify priority sites and determine their best future use. In its first outreach meeting held at the Orange County Emergency Management Center in Goshen last week, IDA and EPA officials met with dozens of local leaders and community members to discuss how the program could best serve local communities.

For the IDA, the initiative represents a natural evolution of its mission. "Our goal is to prepare sites for the next generation of investment," Fioravanti said, noting the agency's focus on sectors like advanced manufacturing and life sciences. But unlike traditional "shovel-ready" efforts, this work begins with environmental uncertainty, requiring public investment and patience before private dollars can follow.

Still, officials see the payoff as significant: reduced blight, improved public health, expanded tax bases, and new opportunities for both economic development and community use. Fioravanti says the IDA's move into brownfield redevelopment is about recognizing that in places like Orange County, the path to growth often starts with cleaning up the past.



OCIDA and EPA Team Up to Remediate Brownfields in Orange County

[Dylan Skriloff](#), *Goshen Chronicle / Warwick Advertiser*

Goshen, 25 Mar 2026 | 06:21

A new initiative aimed at locating and remediating brownfields in Orange County has been launched by the Orange County Industrial Development Agency (OCIDA), in partnership with the United States Environment Protection Agency (EPA).

According to the EPA, brownfields are properties that are difficult to expand, reuse or redevelop because of the presence or potential presence of hazardous substances, pollutants or contaminants.

The EPA has provided OCIDA with a \$500,000 to locate and assess brownfields, which are sites that have been environmentally contaminated and no longer in use. The goal is to remediate the sites and get them back on the tax roll. This is part of a broader OCIDA effort to locate shovel-ready sites for development in Orange County.

Seeking public input

The brownfields initiative held a public meeting on March 19 at the Orange County Emergency Services building in Goshen. Former state senator and current EPA administrator Michael Martucci, Orange County IDA CEO Bill Fioravante, Orange County Executive Steve Neahaus and HRP Associates representative Thomas Seguljic spoke at the meeting.

So far the OCIDA has located 66 brownfield sites for consideration under the initiative. They have spent \$150,000 of their \$500,000 grant money so far, Fioravante said. They are reaching out to the public for other possible sites. To nominate a brownfields site for consideration visit www.orangecountybrownfields.com.

Property owners may qualify for grants

Seguljic explained that property owners are responsible for cleaning up their sites, but they may qualify for grants from the EPA that support them in the process. If a site owner cannot be found or is bankrupt, a municipality or a developer may step in and assume responsibility.

Fioravante told The Chronicle, “The IDA will not conduct the cleanups but rather we can use grant funds to pay environmental remediation firms to do so. This grant is only to be used for the assessments of contaminants, not the actual remediation. We would hope to qualify for subsequent EPA and state funding that will enable the cleanups to be undertaken.”

Sites identified for redevelopment

The OCIDA identified five properties as priority sites to redevelop: Consolidated Iron in Newburgh, Nepera in Harriman, former Kolmer Labs in Port Jervis, Orange County Fairgrounds in Wallkill, and Diamond Candlestick site in New Windsor.

The EPA stepped in and remediated the Consolidated Iron site in Newburgh. Segullic said, “The EPA remediating a site is the exception since they are responsible for remediating sites that are considered a significant threat to human health and the environment. Sites that are a significant threat to human health and the environment are a small fraction of the total number of contaminated sites.”

The OCIDA listed five brownfield sites in Chester, including the Chester Business Complex at 200 Laroe Road, the Chester School at 3 Maple Avenue, Nexans Cable at 25 Oakland Avenue, Laguardia Business and Technology Park at 1 LaGuardia Road and C&D Battery at 430 Route 209.

The OCIDA listed two brownfields in Goshen, including Orange County Sanitary Landfill at Route 17M and Goshen Business and Technology Park at 1 Craigville Road.

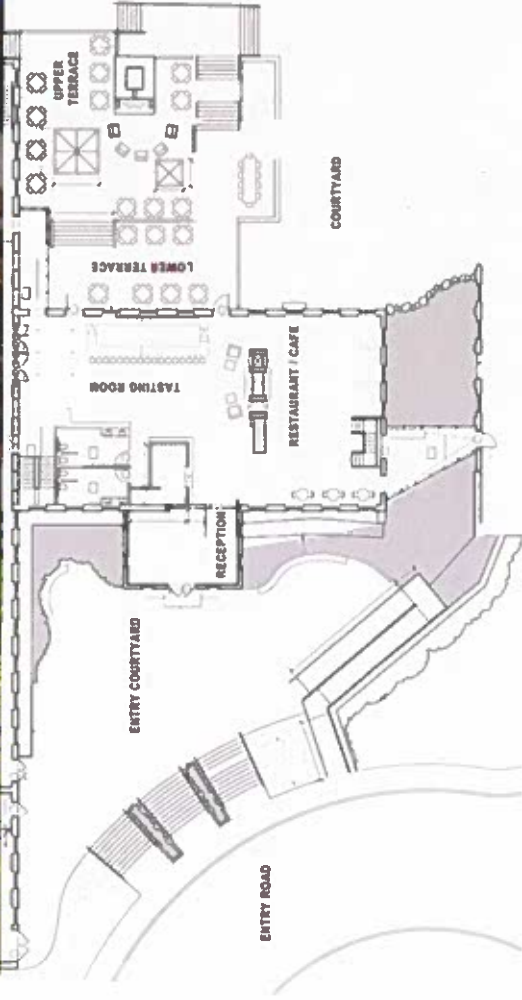
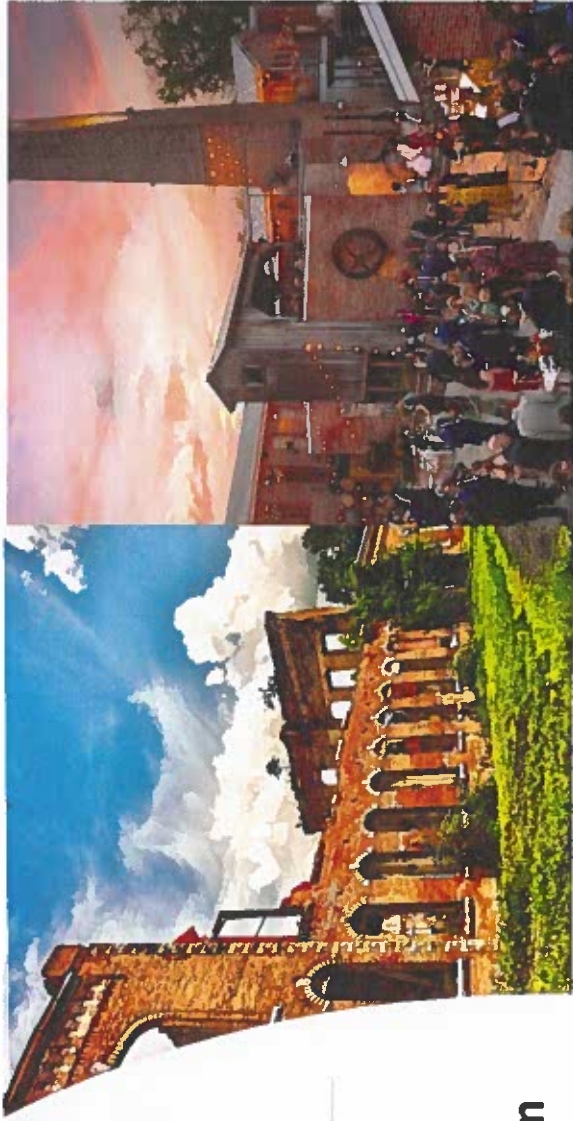
A welcomed initiative

“This initiative is a great opportunity to take properties that are eyesores and rehabilitate them, simultaneously removing threats to the environment and turning them into revenue generators. This is a total win-win for our local communities,” said Fioravanti.

“Orange County is my home county, and I’m proud to support its brownfields program. When we invest in cleaning up and reusing former industrial properties, local families gain healthier, safer neighborhoods and entrepreneurs gain new sites to open businesses and create jobs that grow our economy,” said Martucci. “The EPA is teaming up with OCIDA, local leaders, and community members to remove barriers to redevelopment, expand opportunities for investment, and ensure these revitalized properties become long term assets that strengthen the county’s prosperity and quality of life.”

WHAT BROWNFIELDS ARE AND WHY THEY MATTER

Orange County IDA
EPA Brownfields Assessment Program
March 19, 2026



EPA REGION 2 (AND 9) ADMINISTRATOR MICHAEL MARTUCCI





**ORANGE COUNTY
EXECUTIVE**

STEVEN M. NEUHAUS



OCIDA'S SHOVEL READY INITIATIVE

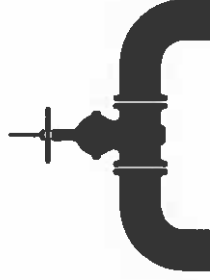
Site Inventory & Market Analysis



Leveraging Grants (OPM)



Entitlement & Infrastructure Investment



WHAT BROWNFIELDS ARE AND WHY THEY MATTER

What are Brownfields?

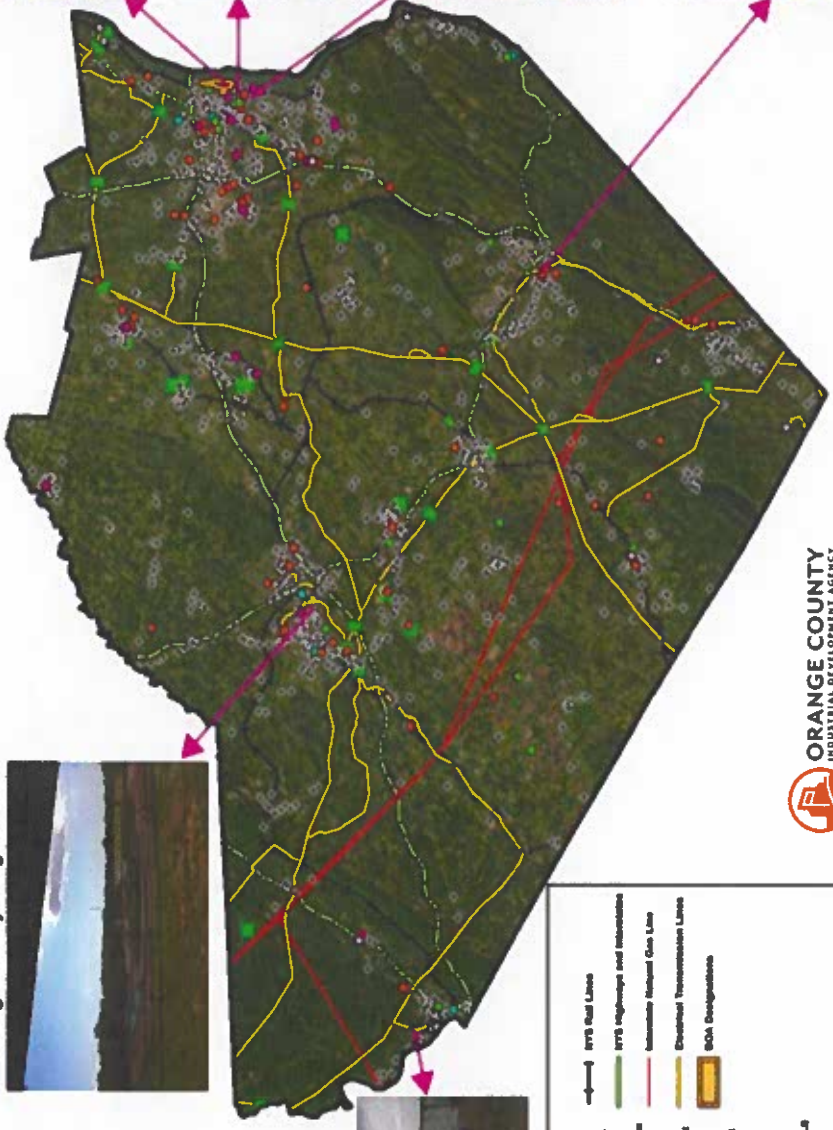
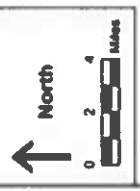
“Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

- Estimated over 450,000 Brownfield Sites in the U.S.
- Underutilized or abandoned properties due to real or perceived environmental contamination.
- Eyesores that can pose potential health and safety risks to residents and the environment.



ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Potential Brownfield Properties and Critical Infrastructure Orange County NY



Legend

- NYSDOC Remedial Program
- Voluntary Cleanup Program
- State Superfund Program
- Remedial Cleanup Program
- Environmental Remediation
- Disabling Water Contaminant
- Priority Remediation Program
- Resource Contamination and Recovery
- Subsidence
- Inactive Landfill Impacts (L.I.)
- Perchlorate Bath Storage Facility
- NY 9 Rail Lines
- NY 9 Highways and Interstates
- Submarine Inland Gas Line
- Electrical Transmission Lines
- SOA Designations



WHY ADDRESS BROWNFIELDS?

Cost of Inaction

- **Drain on Community** – Blight, crime.
- **Public Health Risks** – Contaminants and Structures pose threat to residents.
- **Wasted Potential** – Land with or near valuable infrastructure sits idle.



BROWNFIELDS MEAN OPPORTUNITY

Economic Growth and Job Creation

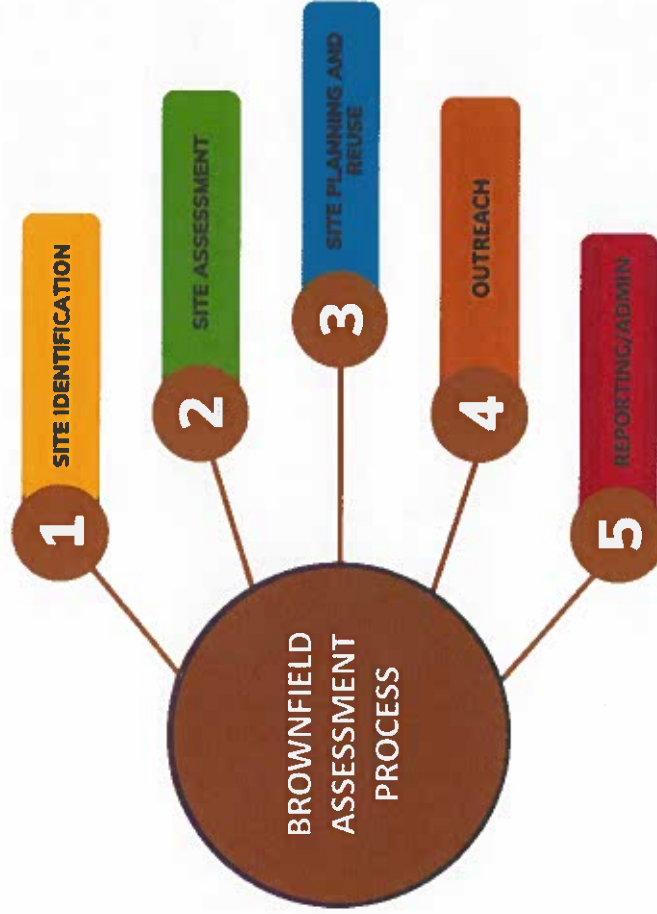
- **Focus of Government Activity** – Federal/NYS laws address funding and liability.
- **Opportunity** – Boosts local economies, revitalizes neighborhoods, improves quality of life, generates tax revenues.
- **Leveraged Investment** – Public investment is a catalyst, leveraging significant private investment.
 - EPA est. \$16 in Private funds for every \$1 EPA grants and 9 jobs created for every \$100,000 in assessment/remediation.
 - NYS Brownfield Tax Credits generated \$22.4B in site cleanup and 96,000 jobs.
 - Remediated sites increase nearby property values by 5-15%.
- **Critical Funding** – Incentives address funding gaps.
- **Efficient Land Use** – Utilizes existing infrastructure.



EPA BROWNFIELD OVERVIEW

EPA Brownfield Assessment Program Activities

- **Site Selection**
 - Inventory of Potential Sites
 - Prioritize for Selection
- **Phase I/Phase II Environmental Site Assessments (ESAs)**
 - Site Investigations
 - Hazardous Building Materials Surveys
- **Cleanup and/or Reuse Planning**
 - Analysis of Brownfield Cleanup Alternatives (ABCA)
- **Community Outreach**
 - Outcome-Driven and Site-Specific
- **Administrative Requirements**
 - ACRES/ Quarterly Reports, etc.



EPA BROWNFIELD PROGRAM OVERVIEW

Without Environmental Information...

- Sites are not financeable.
- Not eligible for state/federal grants due to risk associated with unknowns.
- Municipalities hesitant to acquire abandoned or tax delinquent sites.

Sites after Phase I's and Phase II's and Estimated Remediation Costs:

- Become Financeable.
- Grant-Eligible (Many NYS Grants Require Environmental Information).

EPA Brownfields Grants are among the few Sources to Fund Inventory and Evaluate Environmental Issues



EPA BROWNFIELD PROGRAM OVERVIEW



Program Goal

- Identify and address sites that poses risk yet offer community benefit.
- Address environmental concerns so sites can realize their highest and best uses.
- Educate Public/Developers/Municipalities on Brownfield tools and incentives.
- Abandoned/Delinquent Site Acquisition Tools (Temporary Incidences of Ownership/19B).

Financial Incentives and Other Programs

- Brownfield Tax Credits
- Brownfield Opportunity Area
- Environmental Restoration program
- Fast NY, HCR, Parks and Recreation
- Vacant Property Program
- Restore NY



THE BROWNFIELDS REDEVELOPMENT PROCESS



ACTIONS TO DATE

- **Identified 60+ Brownfields**
- **Prioritized Top Sites**
 - Consolidated Iron
 - Nepera
 - Former Kolmer Labs
 - Orange County Fairgrounds
 - Diamond Candlestick
- **Conducted 5 Phase I's**
- **Scheduled Phase II's**
 - Kolmer, Labs, Diamond Candle, Orange County Fairgrounds



Diamond Candlestick Factory

2 Columbus St., New Windsor

- County-owned, former paper/wool mill and candle manufacturer.
- Metals and SVOC's across site.
- Targeted for revitalization as park/parking lot for Quassaick Creek Greenway trail system.



U.S. Steelways

401 S. Water Street, Newburgh

- Privately held underutilized site along Hudson waterfront.
- Operated as shipyard, steel manufacturing and ship repair.
- Deep Water Port.
- Offering owner assistance to create site reuse vision.



Former Kolmar Labs

100-200 Skyline Drive, Port Jervis

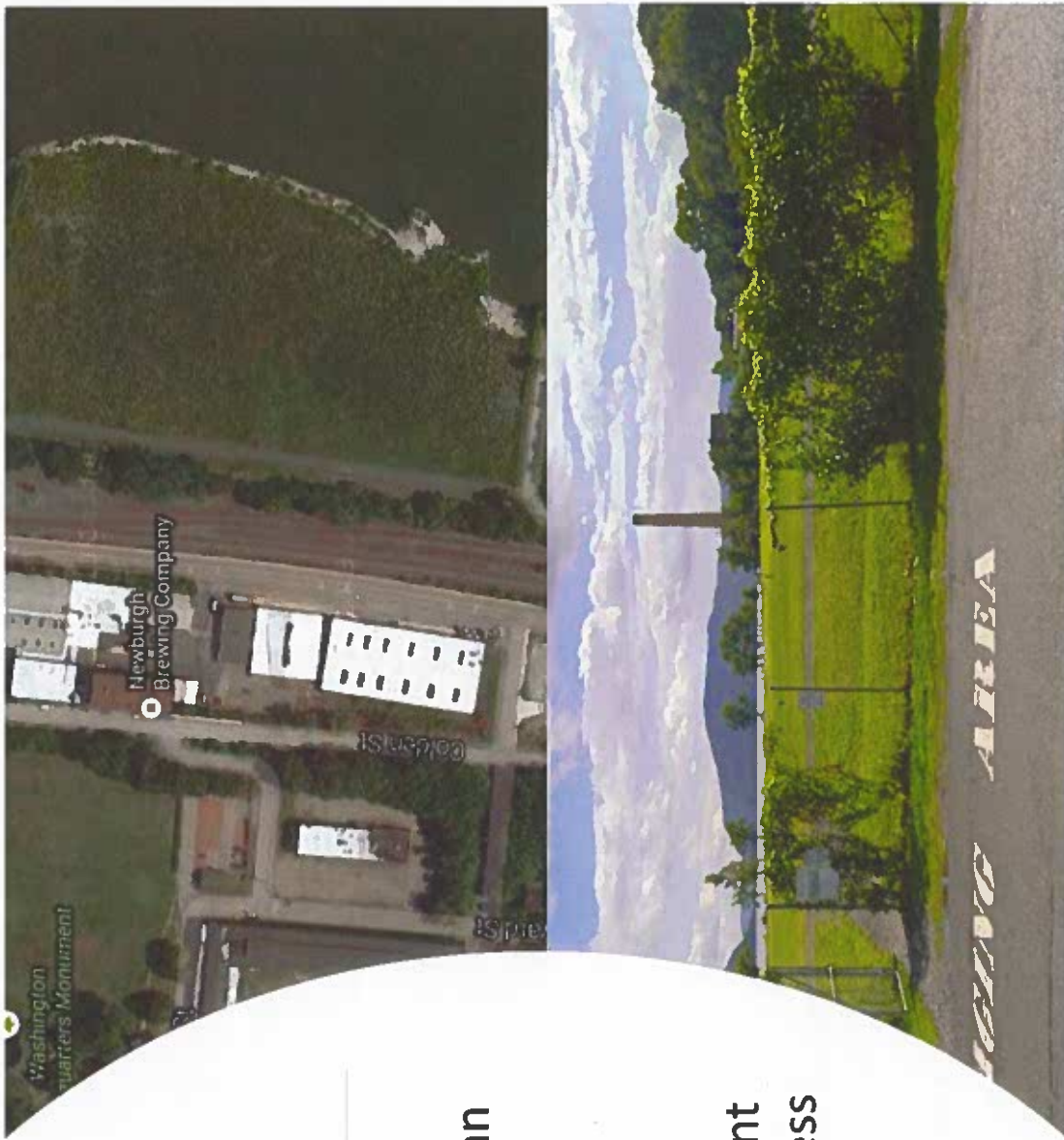
- Privately owned 26-acre former cosmetic manufacturer.
- Asbestos materials in buildings and VOC in soils.
- Town, OCIDA working with owner to address environmental issues and ready revitalization.



Consolidated Iron

1 Washington St., Newburgh

- 8-acre owned by the City of Newburgh, currently used as an underdeveloped public park.
- Remediated by EPA as a Superfund site.
- Site has economic development opportunities with public access to waterfront.



Orange County Fairgrounds

Carpenter Avenue/Wisner Avenue, Walkill

- 91-acre privately owned historically used as fairgrounds including auto racing.
- Potential for release of auto fluids, gasoline, etc.
- OCIDA working with owner to address environmental issues and position for redevelopment.



Nepera

Route 17 Harriman, NY

- 29-acre privately owned site.
- Former chemical manufacturer.
- Offers excellent economic developer opportunity due to available infrastructure, size, location.



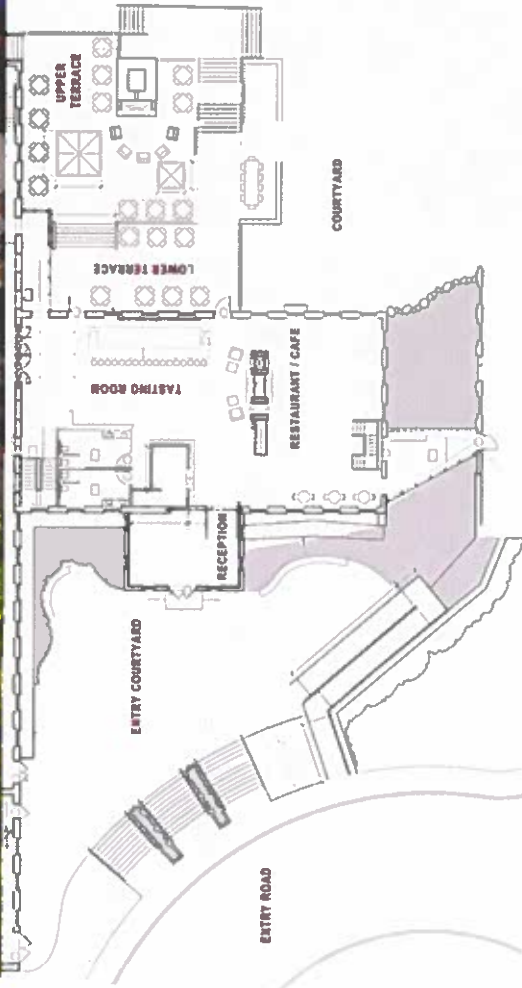
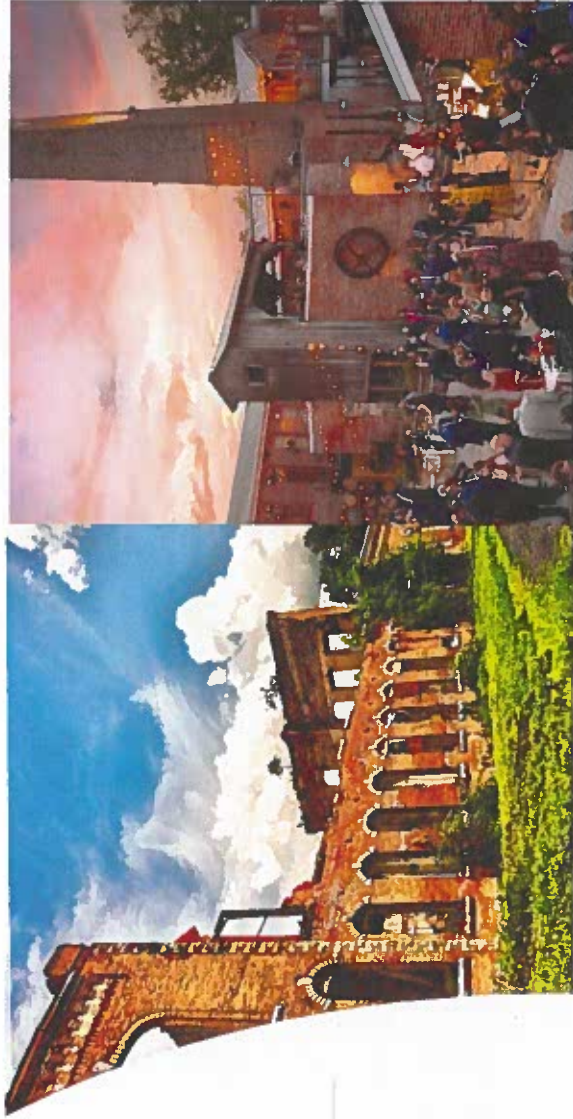
NEXT STEPS

- We Want Your Comments.
- Can You Propose any Brownfield Sites?
- This is Only the Beginning!



THANK YOU!

Please Join Us in the Lobby to
Continue the Conversation....



Memorial Day
 Juneteenth
 Independence Day
 Labor Day
 Columbus Day
 Veteran's Day
 Thanksgiving Day
 Day after Thanksgiving
 Christmas Day
 Christmas Eve (Half Day)
 New Year's Eve (Half Day)

If a holiday falls within a jury duty or bereavement leave, the eligible employee will be paid for the holiday (at the regular straight-time rate) in addition to the leave day, or the eligible employee will receive an additional day off at the option of Orange County IDA.

Employees may choose to work on up to two of the following holidays: Lincoln's Birthday, or Veteran's Day, and take a floating holiday instead. The floating holiday must be used in the same year as the holiday worked. Holiday pay will be paid according to the employee's base pay rate and for the number of hours that they would have normally been scheduled to work. In order to receive holiday pay non-exempt employees must work their scheduled workdays immediately before and after the holiday, unless their supervisor has approved the absence. If eligible non-exempt employees work on a provided holiday, they will receive holiday pay plus wages at their straight-time rate for the hours worked on the holiday. If a recognized holiday occurs during a full-time employee's paid vacation period, it will be counted as a holiday, and paid accordingly. Employees will not receive holiday pay while out on disability.

Deleted: Columbus Day

Deleted: President's

3-3. Paid Time Off

Orange County IDA appreciates how hard employees work and recognizes the importance of providing time for rest and relaxation. Orange County IDA fully encourages employees to get this rest by taking paid time off. Time off under this policy includes extended time off, such as for a vacation, and incidental time due to sickness or to handle personal affairs.

Regular full-time employees will receive time off according to the number of days applicable to that position, per calendar year.

Full-time employees are eligible to receive the following personal days off per calendar year:

Years of Employment	Hours	Equivalent Days PTO
1 -2 (as of 01/01)	80	10
3 - 9 (as of 01/01)	120	15



Quarterly Report to NYS Monitor Orange County IDA

March 30, 2026

I. Governance

We have enjoyed some continuity on the Board over the past year, though we did experience some turnover at the start of the new year. Ms. Susan Walski was elected as a Village of Washingtonville trustee – while serving on the OCIDA – so at the expiration of her Board term on 12/31/25, she was replaced by Mr. Leigh J. Benton. Mr. Benton, who recently ended a 28-year career as Orange County Legislator, was confirmed to serve until 12/31/29. Mr. Benton quickly became an engaged Member, including assuming the responsibilities of serving as both Board Secretary and Chair of our Audit Committee.

Dr. Vincent Odock, who has faithfully served the OCIDA since 2021, will be retiring at the end of the year. In preparation for this transition, we are working with the OC Legislature to identify prospective new Members to be appointed to the Board at the end of Dr. Odock's term (12/31/26). Our Chairman, Mr. Jeffrey Crist, will be due for re-appointment at year end. We hope and expect that his term will be renewed as we have benefited greatly from his leadership over the past two-and-a-half years.

We recently conducted an important Board training to help them better understand the PARIS reporting process and how to effectively read and analyze a complete PARIS report.

We also recently completed the comprehensive review and updates of the following agency policies: Whistleblower Policy; Audit Services Policy; Notice Policy; Travel Policy; FOIL Policy; Compensation, Reimbursement and Attendance Policy; the OCIDA/OCFC Management Services Agreement; Defense and Indemnification Policy; Disposition of Property Policy; Procurement Policy; and Investment and Deposit Policy. The policy

revisions include new cover pages detailing each policy’s purpose, significant principles and means for evaluation.

We also adopted a revised version of the OCIDA By Laws in December which includes the creation of an Ethics Officer, as recommended by Anchin, and we also redefined the Chief Operating Officer and Chief Financial Officer positions, allowing the CEO to appoint individuals to those roles.

II. Finances

Revenues for early 2026 remain below originally forecasted levels, primarily due to continued delays in closing incentives on several previously approved projects. We are, however, nearing closings on multiple projects, which should positively impact revenues in the coming quarters.

Interest earnings on our reserve funds continue to outperform projections, reflecting strong management of agency investments and favorable market conditions. The Finance Committee continues to prioritize safety, liquidity, and yield in accordance with the Agency’s Investment Policy.

Expenses have remained well-controlled. Administrative costs are in line with budget expectations, while certain programmatic expenditures—particularly those tied to the timing of Shovel Ready Phase II—have been deferred. As noted previously, we are working to advance this initiative in 2026, including efforts related to potential site control and pre-development activities.

The fiscal audits of OCIDA and OCFC for 2025 were completed by PKF O’Connor Davies, with both agencies receiving clean opinions and no material findings. The audit reports, along with the 2025 Annual Reports, were successfully submitted to the Authorities Budget Office via the PARIS system in advance of the March 31, 2026 deadline.

III. Projects and Applications

Following is a summary and status update for projects previously reported, along with key updates since our last quarterly report:

Recently Completed / Near Completion

- **Royal Wine Phases I & II** – Construction is now substantially complete on this approximately 627,000-square-foot manufacturing and distribution facility in the Village of Goshen. The company has begun testing production lines and is preparing to fully ramp up operations. Local labor utilization exceeded 90%, and the facility is already approaching its projected employment targets.
- **Leentjes/The Castle Fun Center** – Earlier this year, The Castle completed construction of their 15,000 SF expansion of this family amusement facility to include a new skating rink and bowling alley. This project represents a \$6 million investment that will create 20 new jobs. This project also exceeded 90% utilization of local construction labor.

Approved and Advancing Toward Closing

- **2 Girls 1 Boy LLC (Cornwall Arms Hotel)** – The project received an amended approval for additional sales tax exemption related to a NYSERDA grant that increased project costs. We are currently working with counsel toward closing on incentives.
- **Balchem Corporation** – We are in the final stages of closing on this retention and expansion project in the Town of Wallkill. Construction is expected to begin in the second quarter of 2026.
- **Mountain Green Partners (Inn the Fields)** – Following final approval in late 2025, the applicant is advancing toward closing while also soliciting contractor bids. Construction is expected to begin in 2026.

- **Banta Hospitality** – The applicant and the Town of New Windsor are finalizing terms of a supplemental community benefit agreement. Upon completion, we anticipate proceeding to closing on approved incentives.

Approved but Delayed

- **Scannell Properties/Amazon** – This project remains in a holding pattern due to ongoing Article 78 litigation related to local approvals, as well as litigation involving the state monitor’s attempted veto of OCIDA’s approval.

Projects Under Consideration / Pre-Approval

- **Sky Harbour Group (SWF Development)** – The scope of this project has expanded significantly following an amendment to its lease with the Port Authority. We are currently working with the applicant on potential amendments to their OCIDA application, which may require an additional public hearing.
- **Cedar Lakes Estate** – The project continues to move through the Town of Greenville planning board approval process. We anticipate scheduling a public hearing once local entitlements are further advanced.
- **Garonit Pharmaceutical** – The applicant continues to pursue local approvals for this proposed life sciences manufacturing project at Stewart Airport. As with Cedar Lakes, a public hearing will be scheduled once sufficient progress is made at the local level.

IV. Local Labor

OCIDA continues to demonstrate strong performance in enforcing its Local Labor Policy. Recent construction projects have consistently exceeded the Agency’s 85% local labor requirement, with several projects achieving utilization rates above 90%.

We continue to evaluate enhancements to the policy, including the potential implementation of Good Faith Effort (GFE) documentation requirements, as recommended by Anchin. The Audit Committee has reviewed sample documentation and will continue this discussion in upcoming meetings.

V. Grant Programs

EPA Brownfields Assessment Grant

The Agency has made significant progress under its EPA Brownfields Assessment Grant. Phase I environmental studies have been completed for key sites, including the former Kolmar Labs property in Port Jervis and the Orange County Fairgrounds in the Town of Wallkill.

We recently hosted our first public outreach event for the program, bringing together local and county officials, as well as representatives from the EPA, to provide an overview of the initiative and its long-term economic development potential. This marks an important step in expanding public engagement and advancing site redevelopment efforts.

We continue to work with the EPA to advance additional site approvals, though some delays persist due to federal staffing constraints.

FAST NY

As previously reported, the Agency formally withdrew from the Aden Brook FAST NY grant after the property owner declined to proceed under the program requirements.

We have continued to hold discussions with the owners of the Roseton Generating Facility regarding the second FAST NY grant, with the goal of finalizing a memorandum of understanding to guide future redevelopment planning efforts.

VI. Training & Conferences

Board members and staff continue to participate in ongoing training and professional development opportunities. Most notably, we recently conducted a comprehensive PARIS reporting training session in partnership with Harris Beach Murtha to strengthen the Board's understanding of reporting requirements and performance metrics.

Chairman Crist and the CEO continue to engage with NYSEDC and other regional organizations to stay informed on best practices, policy developments, and emerging

economic development trends. They both attended NYSEDC's Economic Development Conference in Albany February 9-11 and they are registered for their Annual Meeting May 20-22.

Conclusion

OCIDA continues to make steady progress in strengthening governance practices, advancing key economic development projects, and maintaining strong financial oversight. We remain focused on implementing recommendations, enhancing transparency, and delivering measurable economic benefits to Orange County.

Please let us know if there are additional areas you would like us to address in future reports.

Thank you,

Bill Fioravanti

CEO, Orange County IDA

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**Orange County Industrial Development Agency
Budget vs. Actuals: Budget FY26_P&L - FY26 P&L
March 2026**

	Jan.2026			Feb.2026			Mar.2026			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Income												
40000 Application Fee		833.33	-833.33		833.33	-833.33		833.33	-833.33		833.33	-833.33
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67		16,666.67	-16,666.67		16,666.67	-16,666.67		16,666.67	-16,666.67
40300 Closing Fees		165,000.00	-165,000.00		165,000.00	-165,000.00		165,000.00	-165,000.00		165,000.00	-165,000.00
40400 IDA Administrative Fees		1,083.33	-1,083.33		1,083.33	-1,083.33		1,083.33	-1,083.33		1,083.33	-1,083.33
42500 Other Income		0.00	0.00	225,000.00	0.00	225,000.00		0.00	0.00	225,000.00	0.00	225,000.00
43000 Pass Thru Legal Fees		208.33	-208.33		208.33	-208.33		208.33	-208.33		208.33	-208.33
45000 Management Fee Income		8,223.50	-8,223.50	9,749.50	8,223.50	1,526.00	7,888.93	8,223.50	-354.57	17,618.43	24,670.50	-7,052.07
46000 EPA Brownfield Assessments Revenue		0.00	0.00	10,307.50	0.00	10,307.50	2,500.00	0.00	2,500.00	12,807.50	0.00	12,807.50
49000 Interest Earnings	162.36	15,411.50	-15,249.14	160.35	15,411.50	-15,251.15	76,653.49	15,411.50	61,241.99	76,976.20	46,234.50	30,741.70
Total Income	\$ 162.36	\$ 207,426.66	\$ -207,264.30	\$ 245,217.35	\$ 207,426.66	\$ 37,790.69	\$ 87,022.42	\$ 207,426.66	\$ 120,404.24	\$ 332,402.13	\$ 622,279.98	\$ 289,877.85
Gross Profit	\$ 162.36	\$ 207,426.66	\$ -207,264.30	\$ 245,217.35	\$ 207,426.66	\$ 37,790.69	\$ 87,022.42	\$ 207,426.66	\$ 120,404.24	\$ 332,402.13	\$ 622,279.98	\$ 289,877.85
Expenses												
60000 Administrative Costs		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
60002 Bank Service Charges	42.37	42.37	0.00		0.00	0.00	19.19	19.19	19.19	61.56	0.00	61.56
60003 CFO/Bookkeeping Services	1,890.00	2,125.00	-235.00	1,890.00	2,125.00	-235.00	4,410.00	2,125.00	2,285.00	8,190.00	6,375.00	1,815.00
60004 Fiscal Audit		1,625.00	-1,625.00		1,625.00	-1,625.00		1,625.00	-1,625.00		4,875.00	-4,875.00
60005 Insurance	1,088.32	1,550.00	-461.68	1,088.32	1,550.00	-461.68	1,311.13	1,550.00	-238.87	3,487.77	4,650.00	-1,162.23
60006 Office Supplies and Postage	541.55	916.67	-375.12	1,112.54	916.67	195.87	1,205.65	916.67	288.98	2,859.74	2,750.01	109.73
60007 Professional Fees		4,085.42	-4,085.42		4,085.42	-4,085.42		4,085.42	-4,085.42		12,256.26	-12,256.26
60008 Travel, Lodging, Meals	353.65	708.33	-354.68	1,421.98	708.33	713.65	917.48	708.33	209.15	2,693.11	2,124.99	568.12
60009 Anchin / NYS Monitor Costs		18,750.00	-18,750.00		18,750.00	-18,750.00		18,750.00	-18,750.00		56,250.00	-56,250.00
60010 Anchin	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
60011 Brown & Weiraub Advisors	50.00	50.00	0.00	13,000.00	13,000.00	13,000.00	6,500.00	6,500.00	6,500.00	19,550.00	0.00	19,550.00
60012 Other Consultants	0.00	0.00	0.00	30,693.47	30,693.47	30,693.47	20,642.00	20,642.00	20,642.00	51,335.47	0.00	51,335.47
Total 60009 Anchin / NYS Monitor Costs	\$ 50.00	\$ 18,750.00	\$ -18,700.00	\$ 43,693.47	\$ 18,750.00	\$ 24,943.47	\$ 27,142.00	\$ 18,750.00	\$ 8,392.00	\$ 88,177.65	\$ 56,250.00	\$ 14,635.47
Total 60000 Administrative Costs	\$ 3,965.89	\$ 29,760.42	\$ -25,794.53	\$ 49,206.31	\$ 29,760.42	\$ 19,445.89	\$ 35,005.45	\$ 29,760.42	\$ 5,245.03	\$ 88,177.65	\$ 89,281.26	\$ -1,103.61
60200 Agency Support Expenses		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
60201 IT Support & Audio/Visual	1,580.30	2,916.67	-1,336.37	1,482.93	2,916.67	-1,433.74	3,724.62	2,916.67	807.95	6,787.85	8,750.01	-1,962.16
60202 Marketing & PR	4,446.96	6,236.67	-1,789.71	10,627.81	6,236.67	4,391.14	2,000.00	6,236.67	-4,236.67	17,074.77	18,710.01	-1,635.24
60203 Memberships and Events	2,715.00	1,073.33	1,641.67	30.00	1,073.33	-1,043.33	1,800.29	1,073.33	726.96	4,545.29	3,219.99	1,325.30
60204 Training and Education		333.33	-333.33		333.33	-333.33		333.33	-333.33		999.99	-999.99
Total 60200 Agency Support Expenses	\$ 8,742.26	\$ 10,560.00	\$ -1,817.74	\$ 12,140.74	\$ 10,560.00	\$ 1,580.74	\$ 7,524.91	\$ 10,560.00	\$ -3,035.09	\$ 28,407.91	\$ 31,680.00	\$ -3,272.09
60400 Projects/Programs		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
60402 Cost-Benefit Analyses		833.33	-833.33		833.33	-833.33		833.33	-833.33		0.00	0.00
60404 Legal Counsel	3,276.00	10,416.67	-7,140.67	8,765.12	10,416.67	-1,651.55		10,416.67	-10,416.67	12,041.12	31,250.01	-19,208.89
60405 Legal, Pass Thru		208.33	-208.33		208.33	-208.33		208.33	-208.33		624.99	-624.99
60406 Local Labor Auditing Fees Expense		416.67	-416.67		416.67	-416.67		416.67	948.33	1,365.00	1,250.01	114.99
60408 Shovel Ready Program		125,166.67	-125,166.67		125,166.67	-125,166.67		125,166.67	-125,166.67		375,500.01	-375,500.01
60409 EPA Brownfield Assessments		0.00	0.00	10,307.50	0.00	10,307.50	22,403.53	0.00	22,403.53	32,711.03	0.00	32,711.03
Total 60400 Projects/Programs	\$ 3,276.00	\$ 137,041.67	\$ -133,765.67	\$ 19,072.82	\$ 137,041.67	\$ -117,968.85	\$ 23,768.53	\$ 137,041.67	\$ -113,273.14	\$ 46,117.15	\$ 411,125.01	\$ -365,007.86
61000 Payroll Expenses		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
61001 Employee Benefits	3,536.02	3,074.92	461.10	3,308.96	3,074.92	234.04	3,098.97	3,074.92	24.05	9,943.95	9,224.76	719.19
61002 Payroll Taxes & Fees (Staff Line)	4,395.49	2,923.75	1,471.74	3,133.53	2,923.75	209.78	2,862.17	2,923.75	-61.58	10,391.19	8,771.25	1,619.94
61003 Salaries	30,345.90	27,845.25	2,500.65	25,829.61	27,845.25	-2,015.64	25,828.21	27,845.25	-2,017.04	82,003.72	83,535.75	-1,532.03
61004 Retirement and Profit-Sharing		1,369.42	-1,369.42		1,369.42	-1,369.42		1,369.42	-1,181.92	187.50	4,108.26	-3,920.76
61005 Deferred Compensation		2,083.33	-2,083.33		2,083.33	-2,083.33		2,083.33	-2,083.33		6,249.99	-6,249.99
Total 61000 Payroll Expenses	\$ 38,277.41	\$ 37,296.67	\$ 980.74	\$ 32,272.10	\$ 37,296.67	\$ -5,024.57	\$ 31,976.85	\$ 37,296.67	\$ -5,319.82	\$ 102,526.36	\$ 111,890.01	\$ -9,363.65
62000 Building Expenses		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
62002 Building Rent	16,796.60	7,222.75	9,573.85	8,723.56	7,222.75	1,500.81	8,506.72	7,222.75	1,283.97	34,026.88	21,668.25	12,358.63
62003 Building Utilities		676.58	-676.58		676.58	-676.58		676.58	-676.58		2,029.74	-1,123.29
62006 Internet and Telephones	499.65	458.33	41.32	499.65	458.33	41.32	512.89	458.33	54.56	1,512.19	1,374.99	137.20
62007 Maintenance	650.00	733.33	-83.33	650.00	733.33	-83.33	615.00	733.33	-118.33	1,915.00	2,199.99	-284.99
62008 Repairs/Renovations		166.67	-166.67		166.67	-166.67		166.67	-166.67		500.01	-500.01
Total 62000 Building Expenses	\$ 17,946.25	\$ 9,257.66	\$ 8,688.59	\$ 11,084.12	\$ 9,257.66	\$ 1,826.46	\$ 11,576.73	\$ 9,257.66	\$ 2,319.07	\$ 40,607.10	\$ 27,772.98	\$ 12,834.12
Total Expenses	\$ 72,207.81	\$ 223,916.42	\$ -151,708.61	\$ 123,775.89	\$ 223,916.42	\$ -100,140.53	\$ 109,852.47	\$ 223,916.42	\$ -114,063.95	\$ 305,836.17	\$ 671,749.26	\$ -365,913.09
Net Operating Income	\$ 72,045.45	\$ 16,489.76	\$ 55,555.69	\$ 121,441.46	\$ 16,489.76	\$ 137,931.22	\$ 22,830.05	\$ 16,489.76	\$ 6,340.29	\$ 26,565.96	\$ 49,469.28	\$ 76,035.24
Net Income	\$ 72,045.45	\$ 16,489.76	\$ 55,555.69	\$ 121,441.46	\$ 16,489.76	\$ 137,931.22	\$ 22,830.05	\$ 16,489.76	\$ 6,340.29	\$ 26,565.96	\$ 49,469.28	\$ 76,035.24

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

Listed in order of maturity date.						
Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
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	3.41%
3/23/26	12/23/26	9 months	Provident Bank	\$	2,550,000	3.73%
Bank						
			Account Type	Amount	% of total	
Chase Bank			Checking Account - IDA Ops	\$ 271,785	3%	
Orange Bank & Trust			Checking Account - Trust Escrow	\$ 17,326	0%	
Total CDs & Treasuries			Certificates of Deposit & Treasuries	\$ 8,549,676	97%	
				<u>\$ 8,838,788</u>	<u>100%</u>	

Vendor	Date	Memo	Amount	February
88 Studio, LLC	03/02/2026	Technical support and website updates for case-study and project status	\$ 500.00	
Adams Fairacre Farms	03/19/2026	03-18-26 Committee and Board meetings	\$ 21.07	\$ 21.17
Anchin, Block & Anchin, LLP	03/25/2026 03/25/2026	November 2025 Payment for Invoice # 285819 October 2025 Payment for Invoice # 284836	\$ 9,800.88 \$ 9,905.00	
Arif Khan	03/16/2026	EPA Brownfield project reporting and community involvement services	\$ 2,500.00	
BLEAKLEY PLATT & SCHMIDT, LLP	03/26/2026	February 2026: Legal services and process server fees for State Monitor matter	\$ 20,642.00	\$ 75,062.28
Brown & Weinraub Advisors, LLC	03/02/2026	Professional services for March 2026	\$ 6,500.00	\$ 6,500.00
Building Contractors Association	03/27/2026	Memberships and events	\$ 350.00	
Complete Document Solutions	03/02/2026 03/24/2026	Analyst Support Contract for Xerox Altalink equipment Monthly overage charges for Xerox Altalink C8245 printer 2/27/26 - 3/26/26	\$ 345.00 \$ 211.12	\$ 92.68
Cosimo's	03/24/2026	PARIS presentation dinner with Julie Marshall 3/23/26;	\$ 133.37	
Credit Card Payment Processing	03/26/2026	March 2026 M&T Statement PAID with check #3399	\$ 289.27	\$ 459.09
Elan Financial Services (OB&T)	03/26/2026	Check #3400 on 3/26/26	\$ 640.12	\$ 168.55
Fellenzer Engineering LLP	03/27/2026 03/27/2026	Engineering consulting services for Legoland project Professional engineering consulting services for Royal Wine project	\$ 1,365.00 \$ 1,113.00	\$ 1,344.00 \$ 1,514.00
First Columbia 4-LA, LLC	03/05/2026 03/05/2026 03/24/2026	Electric and gas utility delivery and supply charges Jan - Feb 2026 Monthly CAM and rent charges for April 2026 Electric and gas utility charges for Feb-Mar 2026	\$ 1,137.78 \$ 8,506.72 \$ 804.34	\$ 1,210.91 \$ 8,506.72
GoDaddy	03/10/2026 03/30/2026	IT Support & Audio Visual IT Suppor & Audio Visual; GoDaddy - Web hosting for IT support	\$ 37.18 \$ 1,979.64	\$ 90.70
HRP Associates, Inc.	03/13/2026	Environmental consulting for USEPA Brownfield Assessment Grant services	\$ 19,903.53	\$ 10,307.50
Intuit	03/02/2026 03/02/2026	Quickbooks OCFC Quickbooks OCIDA	\$ 124.34 \$ 124.34	\$ 123.34 \$ 123.34
LAKE FRONT HOTEL	03/19/2026 03/19/2026	Travel & Lodging: Lake Front Hotel Travel & Lodging: Lake Front Hotel	\$ 181.26 \$ 233.70	
ManyChat	03/17/2026	Marketing & PR	\$ 16.22	\$ 15.00
Microsoft Office Azure	03/23/2026	Microsoft Office / Azure services for IT support	\$ 210.00	\$ 210.00
NYS Economic Development Council	03/20/2026 03/20/2026	NYSEDC Membership and Events - B Fioravanti NYSEDC Membership and Events J Crist	\$ 575.00 \$ 575.00	
Niki Jones Agency, Inc.	03/01/2026	Monthly retainer for social media PR and marketing services (March 2025)	\$ 2,000.00	\$ 2,000.00
OpenAI	03/26/2026	Office Supplies	\$ 21.63	\$ 21.63
Orange County Partnership	03/24/2026	Tickets for ABG April Meeting	\$ 150.00	
Panera Bread	03/24/2026 03/24/2026	Lunch for PARIS/Board training 3/23/26 Lunch PARIS/Board training 3/23/26	\$ 80.10 \$ 14.05	
PEAC Solutions	03/12/2026	Equipment lease payment and supply freight for March 2026	\$ 456.68	\$ 456.68
RBT CPAs LLP	03/14/2026 03/16/2026	Audit prep: Year-end assistance and audit preparation services Monthly accounts receivable, accounts payable processing and advisory services	\$ 2,520.00 \$ 1,890.00	\$ 1,890.00
Spectrum	03/16/2026	62006 IT & Telephones	\$ 258.24	\$ 245.00
Stamps.com	03/08/2026	Office Supplies	\$ 22.70	\$ 22.70
Times Union	03/17/2026	Marketing & PR	\$ 3.96	\$ 3.96
TJE Cleaning Service	03/01/2026	Monthly cleaning services for March 2026	\$ 615.00	
USPS	03/04/2026	CRH Realty III PILOT Termination Resolution 1/21/26	\$ 32.31	
W.B. Mason, Co., Inc.	03/11/2026	Two cartons of white 8.5x11 copy paper	\$ 105.98	
We Are Royals LLC dba Royals Insurance	03/06/2026	Commercial insurance for cyber insurance 3/6/26 - 3/26/27	\$ 1,049.71	
Zultys, Inc.	03/01/2026	Monthly telecommunications services and equipment rental March 2026	\$ 254.65	\$ 254.65

Transaction List by Vendor
Orange County Industrial Development Agency
April 1-8, 2026

Vendor	Date	Memo	Amount
Acquisitions Marketing Inc.	04/04/2026	March 2026 - Live streaming services, podcast recording, and marketing services	\$ 3,275.00
BJ's Wholesale Club	04/03/2026	Office Supplies	\$ 29.24
Brown & Weinraub Advisors, LLC	04/01/2026	Professional services for April 2026	\$ 6,500.00
Intuit	04/01/2026	Quickbooks April 2026 OCFC	\$ 124.34
	04/01/2026	Quickbooks April 2026 OCIDA	\$ 124.34
Niki Jones Agency, Inc.	04/01/2026	April 2026 Monthly retainer for social media PR and media relations	\$ 2,000.00
	04/01/2026	Monthly Website SEO Basic Plan services	\$ 320.00
Stamps.com	04/08/2026	Office Supplies	\$ 22.70
Zultys, Inc.	04/01/2026	Monthly cloud communication services and telecommunications equipment rental	\$ 254.58