



# ORANGE COUNTY

## INDUSTRIAL DEVELOPMENT AGENCY

**Jeffrey D. 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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### Governance Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a Governance Committee Meeting on April 15<sup>th</sup>, 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 January 21<sup>st</sup>, 2025, OCIDA Governance Committee Meeting
- **New Business**
  - Personnel Policy
  - DOL Job Listing
- **Old Business**
  - Recapture Discussion
- **Adjournment**

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

Dated: March 25, 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](mailto:business@ocnyida.com)



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Date: March 25, 2026  
From: Jeffrey D. Crist  
Re: Next Meeting Date

### *OCIDA Governance Committee Meeting Notice*

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

**Wednesday, April 15<sup>th</sup>, 2026**  
**At 3:30pm or immediately following the**  
**OCFC Governance Committee 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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**OCIDA Governance Committee Minutes**  
Wednesday, January 21<sup>st</sup>, 2026

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

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

**Other Board Members Present:** Leigh Benton

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

**Others Present:** Brian Sanvidge (NYS Appointed Monitor)

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**I. Call Meeting to Order**

The Chairwoman called the meeting to order at 3:10 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 DECEMBER 17<sup>TH</sup>, 2025, OCIDA GOVERNANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED WITH FOUR AYES AND ONE ABSTENTION BY MR. CRIST.**

**V. New Business**

**CRH Realty III (Monroe) – Early PILOT Termination:** Mr. Fioravanti explained that a 2015 amended leaseback agreement shows a modified job creation goal for this project of 220 FTE. He noted that the Real Property Assessor’s office stated that if the OCIDA terminated the project by March of 2026, the property could go back on the tax rolls for the school year. He stated that the Committee and Board could discuss recapture further. Mr. Zodda further explained that if the OCIDA put the property back on the tax rolls, they would pay the full amount of taxes. The Chairwoman asked if moving forward, all closing documents could include recapture provisions

and Mr. Zodda explained that Bleakley Platt and Schmidt's closing documents have recapture language and that moving forward, recapturing after the fact will not be an issue.

**A MOTION TO RECOMMEND APPROVAL OF THE RESOLUTION FOR EARLY TERMINATION OF THE CRH REALTY III PILOT AS OF JANUARY 21<sup>ST</sup>, 2026, WAS MADE BY MR. CRIST, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.**

#### **VI. Old Business**

**OCIDA By-laws:** Mr. Fioravanti noted the revision to the OCIDA by-laws to include language that states that in the event that the current budget does not provide for a COO, the appointment requires prior approval by the board of directors.

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

**Policies Review and Revision:** Mr. Fioravanti stated that the four remaining policies of the 11 had been updated with a cover page.

**A MOTION TO RECOMMEND APPROVAL OF THE REVISED INVESTMENT POLICY, DEFENSE AND INDEMNIFICATION POLICY, DISPOSITION OF PROPERTY POLICY, AND PROCUREMENT POLICY AT THE FEBRUARY 2026 MEETING WAS MADE BY MR. CRIST, SECONDED BY MR. TAMBURRI, AD PASSED UNANIMOUSLY.**

#### **VII. Adjournment**

**A MOTION TO ADJOURN WAS MADE BY MR. TAMBURRI, SECONDED BY MR. CRIST, AND PASSED UNANIMOUSLY.**

**The meeting closed at 3:34 p.m.**

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

**From:** Congelosi, Nicole S (LABOR) <[Nicole.Congelosi@labor.ny.gov](mailto:Nicole.Congelosi@labor.ny.gov)>  
**Sent:** Friday, January 16, 2026 2:39 PM  
**To:** Bill Fioravanti <[bfioravanti@ocnyida.com](mailto:bfioravanti@ocnyida.com)>  
**Cc:** Knob, Steve <[sknob@orangecountygov.com](mailto:sknob@orangecountygov.com)>; Thomson, Laurie (LABOR) <[Laurie.Thomson@labor.ny.gov](mailto:Laurie.Thomson@labor.ny.gov)>  
**Subject:** NYS DOL Business Services

Good afternoon, Bill.

Thank you for your presentation to the Workforce Development board this morning, it was insightful to hear the public's perspective on the work the IDA is accomplishing.

As we briefly discussed, I believe there is a strong opportunity for incentivized businesses working with the IDA to partner with the DOL Business Engagement team. One of the most effective ways employers can fill open positions is to list them with DOL. We operate two career centers in Orange County with our Orange County Partners (Employment and Training), located in Newburgh and Middletown. Through these centers, we provide job focused services to individuals seeking employment, including job referrals through our in-house system. Even when employers utilize external job boards, they can cross promote their opportunities with us to better reach the local workforce, including individuals who might not regularly use online job boards. Job listings are just one of the many services we offer. I have attached an informational handout that provides an overview of the full range of services NYSDOL offers to businesses.

I have included Laurie Thomson in this email who is our Bureau Manager of Business Engagement and Strategy. Laurie's team would be handling the direct contact with the businesses.

Please feel free to reach out if you would like to discuss this further or explore opportunities for collaboration.

Best regards,

**Nicole Congelosi**  
Employment Services Manager 2

**New York State Department of Labor**  
**Office of Workforce Development**  
Newburgh/Middletown/Monticello Career Centers  
3 Washington Center 4<sup>th</sup> Fl,  
Newburgh, NY 12550  
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