



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

Finance Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold its regularly scheduled meeting of the Finance Committee on May 13th, 2026, immediately following the OCFC Finance Committee 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 the April 15th, 2026, Finance Committee Meeting
- **New Business**
 - Approval April 2026 Financials
 - Approval of April Payables
- **Adjournment**

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

Dated: May 7, 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: April 16, 2026
From: Jeffrey D. Crist
Re: Next Meeting Date

OCIDA Finance Committee Meeting Notice

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

Wednesday, May 13th, 2026

**At 4:00pm immediately following the
OCFC Finance Committee 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
(845) 234-4192

OCIDA Finance Committee Minutes
Wednesday, April 15th, 2026

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

Committee Members Present: Marc Greene (Chair), Jeffrey Crist, Linda Muller, Dean Tamburri

Other Board Members Present: Leigh Benton

Staff Present: Bill Fioravanti, Kelly Reilly, Billy Ibberson (AV), Rudy Zodda (General Counsel)

Others Present: Brian Sanvidge (NYS Monitor)

I. Call Meeting to Order

The Chairman called the meeting to order at 4:06 pm.

II. Roll Call

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

III. Proof of Notice

The Chairman acknowledged that notice of the meeting was duly provided.

IV. Minutes

A MOTION TO APPROVE THE MARCH 18TH, 2026, OCIDA FINANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI.

Mr. Benton noted a typo in the minutes.

A MOTION TO APPROVE THE MARCH 18TH, 2026, OCIDA FINANCE COMMITTEE MEETING MINUTES PENDING CORRECTION OF A TYPO WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI AND PASSED UNANIMOUSLY.

V. New Business

Approval of March 2026 Financial Report: Ms. Mannese reviewed the report and noted the revenue from the Brownfield and explained how it appears on the report. She pointed out that travel and lodging was higher than normal due to attendance to conferences and office supplies

was up slightly due to an overage on the copier. She discussed General Counsel fees related to the monitoring cost, higher than normal IT costs due to an annual subscription, an outstanding Brownfield invoice that did not appear on the report due to the timing of receipt, she stated that once it came, the revenue would reflect it. She stated there were no other variances, and all other expenses were typical for the month. Mr. Greene noted that the Anchin costs were blank only because the payments were classified as “accrued expenses” for 2025. She reviewed the bank balances and investment statement.

Approval of March 2026 Payables: Ms. Reilly reviewed the payables noting no unusual payments for the month except a new cyber insurance payment and the Chairman explained the Anchin invoices for October and November 2025 invoices and stated that the reason the invoices did not appear on the 2026 report was because they were categorized as accrued expenses for 2025.

The Chairman stated that Anchin had yet to respond to requests for information for the line items reviewed at the March 2026 meeting regarding October and November 2025 invoices. He noted that the OCIDA would not pay until the information was received.

VI. Old Business

Anchin December 2025 Invoice: The Chairman reviewed each line item on December 2025 invoice noting similar questions to previous month’s invoices regarding stakeholders, calls with counsel, database preparation, reports, meetings, and project management work.

Anchin January 2026 Invoice: The Chairman reviewed each item on the invoice and had similar questions to those regarding the October, November, and December 2025 invoices. The Committee discussed counsel litigation and where the responsibility for charges lay. Ms. Muller asked Mr. Sanvidge why timely information is not provided to the OCIDA and Mr. Sanvidge confirmed that according to the NYS statute, the OCIDA is required to pay for Anchin’s outside counsel. He also confirmed that because of Anchin’s contract with the State IG, the February 2026 invoice was sent to the NYS Inspector General’s office for approval prior to being sent to the OCIDA. Ms. Muller asked Mr. Sanvidge why supporting information is not being provided to justify the line items on the invoices and Mr. Sanvidge stated that the OCIDA will receive some but not all of the answers to their billing questions. Ms. Muller asked for better documentation on what the OCIDA is being billed for. Mr. Fioravanti confirmed that the OCIDA receives the invoices directly from Anchin.

The Committee recommended approval to pay \$4,069.63 of the \$20,949.25 December 2025 invoice. They recommended no payment for the January 2026 invoice. Ms. Muller stated that the OCIDA has not committed any misdeeds, nor have any been found.

A MOTION TO RECOMMEND APPROVAL OF SPECIFIC LINE ITEMS IN THE DECEMBER INVOICE 286776 TOTALING \$4,069.63 WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

A MOTION TO RECOMMEND APPROVAL OF THE MARCH 2026 OCIDA FINANCIAL REPORT WAS MADE BY MS. MULLER, SECONDED BY MR. CRIST, AND PASSED UNANIMOUSLY.

A MOTION TO AMEND THE PREVIOUS MOTION TO INCLUDE THE MARCH 2026 OCIDA PAYABLES WAS MADE BY MS. MULLER, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VII. Adjournment

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

The meeting closed at 4:50 p.m.

DRAFT

Orange County Industrial Development Agency
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - April, 2026

	Feb 2026			Mar 2026			Apr 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	0.00	3,333.32	-3,333.32
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67		16,666.67	-16,666.67		16,666.67	-16,666.67	0.00	66,666.68	-66,666.68
40300 Closing Fees		165,000.00	-165,000.00		165,000.00	-165,000.00		165,000.00	-165,000.00	0.00	660,000.00	-660,000.00
40400 IDA Administrative Fees		1,083.33	-1,083.33		1,083.33	-1,083.33		1,083.33	-1,083.33	0.00	4,333.32	-4,333.32
42500 Other income	225,000.00		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	0.00	833.32	-833.32
45000 Management Fee Income	9,749.50	8,223.50	1,526.00	7,868.93	8,223.50	-354.57	8,130.79	8,223.50	-92.71	25,749.22	32,894.00	-7,144.78
46000 EPA Brownfield Assessments												
Revenue	10,307.50		10,307.50	2,500.00		2,500.00	39,710.21		39,710.21	52,517.71	0.00	52,517.71
49000 Interest Earnings	160.35	15,411.50	-15,251.15	76,653.33	15,411.50	61,241.83	131.60	15,411.50	-15,279.90	77,107.64	61,646.00	15,461.64
Total Income	\$ 245,217.35	\$ 207,426.66	\$ 37,790.69	\$ 87,022.26	\$ 207,426.66	-\$ 120,404.40	\$ 47,972.60	\$ 207,426.66	-\$ 159,454.06	\$ 380,374.57	\$ 829,706.64	-\$ 449,332.07
Gross Profit	\$ 245,217.35	\$ 207,426.66	\$ 37,790.69	\$ 87,022.26	\$ 207,426.66	-\$ 120,404.40	\$ 47,972.60	\$ 207,426.66	-\$ 159,454.06	\$ 380,374.57	\$ 829,706.64	-\$ 449,332.07
Expenses												
60000 Administrative Costs			0.00			0.00			0.00	0.00	0.00	0.00
60002 Bank Service Charges			0.00	19.19		19.19	70.00		70.00	131.56	0.00	131.56
60003 CFO/Bookkeeping Services	1,890.00	2,125.00	-235.00	4,410.00	2,125.00	2,285.00	1,890.00	2,125.00	-235.00	10,080.00	8,500.00	1,580.00
60004 Fiscal Audit		1,625.00	-1,625.00	20,000.00	1,625.00	18,375.00		1,625.00	-1,625.00	20,000.00	6,500.00	13,500.00
60005 Insurance	1,088.32	1,550.00	-461.68	1,311.13	1,550.00	-238.87	1,311.13	1,550.00	-238.87	4,798.90	6,200.00	-1,401.10
60006 Office Supplies and Postage	1,112.54	916.67	195.87	1,205.65	916.67	288.98	743.86	916.67	-172.81	3,603.60	3,666.68	-63.08
60007 Professional Fees		4,085.42	-4,085.42		4,085.42	-4,085.42	3,024.00	4,085.42	-1,061.42	3,024.00	16,341.68	-13,317.68
60008 Travel, Lodging, Meals	1,690.96	708.33	982.63	917.48	708.33	209.15	316.05	708.33	-392.28	3,278.14	2,833.32	444.82
60009 Anchin / NYS Monitor Costs		18,750.00	-18,750.00		18,750.00	-18,750.00		18,750.00	-18,750.00	4,069.63	75,000.00	-70,930.37
60010 Anchin			0.00			0.00			0.00	0.00	0.00	0.00
60011 Brown & Weinraub Advisors	13,000.00		13,000.00	6,500.00		6,500.00	6,500.00		6,500.00	26,050.00	0.00	26,050.00
60012 Other Consultants	30,693.47		30,693.47	20,642.00		20,642.00	31,666.00		31,666.00	83,001.47	0.00	83,001.47
Total 60009 Anchin / NYS Monitor Costs	\$ 43,693.47	\$ 18,750.00	\$ 24,943.47	\$ 27,142.00	\$ 18,750.00	\$ 8,392.00	\$ 38,166.00	\$ 18,750.00	\$ 19,416.00	\$ 113,121.10	\$ 75,000.00	\$ 38,121.10
Total 60000 Administrative Costs	\$ 49,475.29	\$ 29,760.42	\$ 19,714.87	\$ 55,005.45	\$ 29,760.42	\$ 25,245.03	\$ 45,521.04	\$ 29,760.42	\$ 15,760.62	\$ 158,037.30	\$ 119,041.68	\$ 38,995.62
60200 Agency Support Expenses			0.00			0.00			0.00	0.00	0.00	0.00
60201 IT Support & Audio/Visual	1,482.93	2,916.67	-1,433.74	3,724.62	2,916.67	807.95	1,983.18	2,916.67	-933.49	8,771.03	11,666.68	-2,895.65
60202 Marketing & PR	10,627.81	6,236.67	4,391.14	2,041.81	6,236.67	-4,194.86	7,143.96	6,236.67	907.29	24,260.54	24,946.68	-686.14
60203 Memberships and Events	30.00	1,073.33	-1,043.33	1,800.29	1,073.33	726.96		1,073.33	-1,073.33	4,545.29	4,293.32	251.97
60204 Training and Education		333.33	-333.33		333.33	-333.33	4,494.03	333.33	4,160.70	4,494.03	1,333.32	3,160.71
Total 60200 Agency Support Expenses	\$ 12,140.74	\$ 10,560.00	\$ 1,580.74	\$ 7,566.72	\$ 10,560.00	-\$ 2,993.28	\$ 13,621.17	\$ 10,560.00	\$ 3,061.17	\$ 42,070.89	\$ 42,240.00	-\$ 169.11
60400 Projects/Programs			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	3,333.32	-3,333.32
60404 Legal Counsel	8,765.12	10,416.67	-1,651.55		10,416.67	-10,416.67	7,823.23	10,416.67	-2,593.44	19,864.35	41,666.68	-21,802.33
60405 Legal, Pass Thru		208.33	-208.33		208.33	-208.33		208.33	-208.33	0.00	833.32	-833.32
60406 Local Labor Auditing Fees												
Expense		416.67	-416.67	1,365.00	416.67	948.33		416.67	-416.67	1,365.00	1,666.68	-301.68
60408 Shovel Ready Program		125,166.67	-125,166.67		125,166.67	-125,166.67		125,166.67	-125,166.67	0.00	500,666.68	-500,666.68
60409 EPA Brownfield Assessments	10,307.50		10,307.50	22,403.53		22,403.53	19,806.68		19,806.68	52,517.71	0.00	52,517.71
Total 60400 Projects/Programs	\$ 19,072.62	\$ 137,041.67	-\$ 117,969.05	\$ 23,768.53	\$ 137,041.67	-\$ 113,273.14	\$ 27,629.91	\$ 137,041.67	-\$ 109,411.76	\$ 73,747.06	\$ 548,166.68	-\$ 474,419.62
61000 Payroll Expenses			0.00			0.00			0.00	0.00	0.00	0.00
61001 Employee Benefits	3,308.96	3,074.92	234.04	3,098.97	3,074.92	24.05	3,307.31	3,074.92	232.39	13,251.26	12,299.68	951.58
61002 Payroll Taxes & Fees (Staff Line)	3,133.53	2,923.75	209.78	2,862.17	2,923.75	-61.58	2,558.65	2,923.75	-365.10	12,949.84	11,695.00	1,254.84
61003 Salaries	25,829.61	27,845.25	-2,015.64	25,828.21	27,845.25	-2,017.04	25,388.61	27,845.25	-2,456.64	107,392.33	111,381.00	-3,988.67
61004 Retirement and Profit-Sharing		1,369.42	-1,369.42	187.50	1,369.42	-1,181.92	1,650.00	1,369.42	280.58	1,837.50	5,477.68	-3,640.18
61005 Deferred Compensation		2,083.33	-2,083.33		2,083.33	-2,083.33		2,083.33	-2,083.33	0.00	8,333.32	-8,333.32
Total 61000 Payroll Expenses	\$ 32,272.10	\$ 37,296.67	-\$ 5,024.57	\$ 31,976.85	\$ 37,296.67	-\$ 5,319.82	\$ 32,904.57	\$ 37,296.67	-\$ 4,392.10	\$ 135,430.93	\$ 149,186.68	-\$ 13,755.75
62000 Building Expenses			0.00			0.00			0.00	0.00	0.00	0.00
62002 Building Rent	8,723.56	7,222.75	1,500.81	8,506.72	7,222.75	1,283.97	8,506.72	7,222.75	1,283.97	42,533.60	28,891.00	13,642.60
62003 Building Utilities	1,210.91	676.58	534.33	1,942.12	676.58	1,265.54	596.60	676.58	-79.98	3,749.63	2,706.32	1,043.31
62006 Internet and Telephones	499.65	458.33	41.32	512.89	458.33	54.56	512.82	458.33	54.49	2,025.01	1,833.32	191.69
62007 Maintenance	650.00	733.33	-83.33	615.00	733.33	-118.33	585.00	733.33	-148.33	2,500.00	2,933.32	-433.32
62008 Repairs/Renovations		166.67	-166.67		166.67	-166.67		166.67	-166.67	0.00	666.68	-666.68
Total 62000 Building Expenses	\$ 11,084.12	\$ 9,257.66	\$ 1,826.46	\$ 11,576.73	\$ 9,257.66	\$ 2,319.07	\$ 10,201.14	\$ 9,257.66	\$ 943.48	\$ 50,808.24	\$ 37,030.64	\$ 13,777.60
Total Expenses	\$ 124,044.87	\$ 223,916.42	-\$ 99,871.55	\$ 129,894.28	\$ 223,916.42	-\$ 94,022.14	\$ 129,877.83	\$ 223,916.42	-\$ 94,038.59	\$ 460,094.42	\$ 895,665.68	-\$ 435,571.26
Net Operating Income	\$ 121,172.48	-\$ 16,489.76	\$ 137,662.24	-\$ 42,872.02	\$ 16,489.76	-\$ 26,382.26	-\$ 81,905.23	-\$ 16,489.76	-\$ 65,415.47	-\$ 79,719.85	-\$ 65,959.04	-\$ 13,760.81
Net Income	\$ 121,172.48	-\$ 16,489.76	\$ 137,662.24	-\$ 42,872.02	\$ 16,489.76	-\$ 26,382.26	-\$ 81,905.23	-\$ 16,489.76	-\$ 65,415.47	-\$ 79,719.85	-\$ 65,959.04	-\$ 13,760.81

Orange County Industrial Development Agency
Banks Accounts/Certificates of Deposit/Money Markets Accounts
As of April 30, 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	\$ 219,960	3%
Orange Bank & Trust	Checking Account - Trust Escrow	\$ 11,504	0%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	\$ 8,549,676	97%
		<u>\$ 8,781,140</u>	<u>100%</u>

Vendor	Date	Memo	Amount	May
Acquisitions Marketing Inc.	04/04/2026	March 2026 - Live streaming services, podcast recording, and marketing services	3,275.00	
Adams Fairacre Farms	04/16/2026	Kelly Reilly - Supplies for 4/15/26 Board Meeting	12.93	
Albany Capital Center	04/15/2026	William Fioravanti - Parking for SEQRA Reform press conference at Capital.	12.00	
Amazon: Office Supplies	04/14/2026	William Fioravanti	10.80	
	04/22/2026	Kelly Reilly - Office Supplies: Folding Chair cart	162.18	
	04/28/2026	Kelly Reilly	13.98	
Anchin Block Anchin		Approved payment for items on December 2025 Invoice		4,069.63
BJ's Wholesale Club	04/03/2026	Marty Borrás: Office Supplies-Bottled Water	29.24	
BLEAKLEY PLATT & SCHMIDT, LLP	04/28/2026	Legal services and litigation support for State Monitor matter	31,666.00	
Bousquet Holstein PLLC	04/08/2026	Legal fees and costs for General Counsel services	478.00	
Brown & Weinraub Advisors, LLC	04/01/2026	Professional services for April 2026	6,500.00	6,500.00
Chick-Fil-A	04/15/2026	William Fioravanti: Travel Lodging and Meals	18.41	
Complete Document Solutions	04/24/2026	Contract overage charge for Xerox C8245 copier impressions	7.14	
Dunkin' Donuts	04/15/2026	William Fioravanti - Breakfast before SEQRA Reform press conference at the Capitol in Albany.	8.35	
Elan Financial Services (OB&T)	04/01/2026	Credit card statement for purchases and payments	819.50	
First Columbia 4-LA, LLC	04/08/2026	May 2026: Monthly rent and CAM charges for 4 London Ave	8,506.72	
	04/22/2026	Electric and gas utility delivery and supply charges 3/20/26 - 4/20/26	596.60	596.60
Harris Beach Murtha Cullina PLLC	04/21/2026	Legal services and disbursements for 2025 PARIS Compliance	7,518.03	
HRP Associates, Inc.	04/07/2026	Professional services for USEPA Brownfield Assessment Grant	19,806.68	
Jeffrey Crist		Travel: NYSEDC		268.98
Intuit	04/01/2026	Marty Borrás - Quickbooks OCFC	124.34	
	04/01/2026	Marty Borrás - Quickbooks OCIDA	124.34	
ManyChat	04/17/2026	William Fioravanti	16.22	
Microsoft Office Azure	04/23/2026	Marty Borrás - Microsoft Office / Azure services for IT support	210.00	
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	
	04/15/2026	May 2026 Monthly retainer for social media PR and media relations	2,000.00	
	04/20/2026	Monthly website SEO basic plan services	320.00	
OpenAI	04/26/2026	William Fioravanti: Marketing & PR	21.63	
PEAC Solutions	04/11/2026	Monthly lease payment and freight for office equipment	456.68	
PKF O'Connor Davies		2025 Audit Fee		20,000.00
Primo Brands - Blue Triton - Crystal Rock	04/28/2026	Water delivery including five gallon bottles cups and delivery fee	39.01	
RBT CPAs LLP	04/15/2026	April 2026: Monthly AR and AP processing and advisory services	1,890.00	
Spectrum	04/17/2026	Marty Borrás - 62006 IT & Telephones	258.24	
Spectrum Pension & Compensation Inc	04/21/2026	Professional services for annual plan review	1,650.00	
Stamps.com	04/08/2026	Marty Borrás: Office Supplies	22.70	
Times Union	04/14/2026	William Fioravanti: Marketing & PR	3.96	
TJE Cleaning Service	04/01/2026	Monthly cleaning services for April 2026 including a credit	585.00	600.00
ZARIN & STEINMETZ LLP	04/29/2026	Legal services and research regarding IDA bonds and incentives March 2026	2,155.61	
Zultys, Inc.	04/01/2026	Monthly cloud communication services and telecommunications equipment rental	254.58	

Thursday, May 07, 2026 04:18 PM GMTZ

Transaction List by Vendor
Orange County Industrial Development Agency
April 1-30, 2026

Vendor	Date	Memo	Amount	March
Acquisitions Marketing Inc.	04/04/2026	March 2026 - Live streaming services, podcast recording, and marketing services	3,275.00	2,375.00
Adams Fairacre Farms	04/16/2026	Kelly Reilly - Supplies for 4/15/26 Board Meeting	12.93	21.07
Albany Capital Center	04/15/2026	William Fioravanti - Parking for SEQRA Reform press conference at Capital.	12.00	
Amazon: Office Supplies	04/14/2026	William Fioravanti	10.80	
	04/22/2026	Kelly Reilly - Office Supplies: Folding Chair cart	162.18	
	04/28/2026	Kelly Reilly	13.98	
Anchin Block Anchin		Approved payment for items on October & November 2025 Invoices		19,705.88
BJ's Wholesale Club	04/03/2026	Marty Borrás: Office Supplies-Bottled Water	29.24	
BLEAKLEY PLATT & SCHMIDT, LLP	04/28/2026	Legal services and litigation support for State Monitor matter	31,666.00	11,953.62
Bousquet Holstein PLLC	04/08/2026	Legal fees and costs for General Counsel services	478.00	
Brown & Weinraub Advisors, LLC	04/01/2026	Professional services for April 2026	6,500.00	6,500.00
Chick-Fil-A	04/15/2026	William Fioravanti: Travel Lodging and Meals	18.41	
Complete Document Solutions	04/24/2026	Contract overage charge for Xerox C8245 copier impressions	7.14	139.15
Dunkin' Donuts	04/15/2026	William Fioravanti - Breakfast before SEQRA Reform press conference at the Capitol in Albany.	8.35	
Elan Financial Services (OB&T)	04/01/2026	Credit card statement for purchases and payments	819.50	640.12
First Columbia 4-LA, LLC	04/08/2026	May 2026: Monthly rent and CAM charges for 4 London Ave	8,506.72	8,506.72
	04/22/2026	Electric and gas utility delivery and supply charges 3/20/26 - 4/20/26	596.60	804.34
Harris Beach Murtha Cullina PLLC	04/21/2026	Legal services and disbursements for 2025 PARIS Compliance	7,518.03	
HRP Associates, Inc.	04/07/2026	Professional services for USEPA Brownfield Assessment Grant	19,806.68	19,903.53
Jeffrey Crist		Travel: NYSEDC		268.98
Intuit	04/01/2026	Marty Borrás - Quickbooks OCFC	124.34	124.34
	04/01/2026	Marty Borrás - Quickbooks OCIDA	124.34	124.34
ManyChat	04/17/2026	William Fioravanti	16.22	16.22
Microsoft Office Azure	04/23/2026	Marty Borrás - Microsoft Office / Azure services for IT support	210.00	210.00
Niki Jones Agency, Inc.	04/01/2026	April 2026 Monthly retainer for social media PR and media relations	2,000.00	2,000.00
	04/01/2026	Monthly Website SEO Basic Plan services	320.00	320.00
	04/15/2026	May 2026 Monthly retainer for social media PR and media relations	2,000.00	2,000.00
	04/20/2026	Monthly website SEO basic plan services	320.00	320.00
OpenAI	04/26/2026	William Fioravanti: Marketing & PR	21.63	21.63
PEAC Solutions	04/11/2026	Monthly lease payment and freight for office equipment	456.68	456.68
Primo Brands - Blue Triton - Crystal Rock	04/28/2026	Water delivery including five gallon bottles cups and delivery fee	39.01	
RBT CPAs LLP	04/15/2026	April 2026: Monthly AR and AP processing and advisory services	1,890.00	2,520.00
Spectrum	04/17/2026	Marty Borrás - 62006 IT & Telephones	258.24	258.24
Spectrum Pension & Compensation Inc	04/21/2026	Professional services for annual plan review	1,650.00	
Stamps.com	04/08/2026	Marty Borrás: Office Supplies	22.70	22.70
Times Union	04/14/2026	William Fioravanti: Marketing & PR	3.96	3.96
TJE Cleaning Service	04/01/2026	Monthly cleaning services for April 2026 including a credit	585.00	615.00
ZARIN & STEINMETZ LLP	04/29/2026	Legal services and research regarding IDA bonds and incentives March 2026	2,155.61	
Zultys, Inc.	04/01/2026	Monthly cloud communication services and telecommunications equipment rental	254.58	254.58