



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 June 24th, 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 May 13th, 2026, Board of Directors Meeting
- **Reports**
 - Chairman's Report
 - CEO Report
 - Committee Reports
 - Finance Committee
- **New Business**
 - Accept May 2026 Financials
 - Approval of May Payables
 - CD Maturing 7/12/26
 - July Board Meeting
 - Quality of Life Report – Kaitlynn Lancelotti
 - 2026 Goals
- **Adjournment**

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

Dated: June 16, 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: June 08, 2026
From: Jeffrey D. Crist
Re: Next Meeting Date

Revised: OCIDA Board Meeting Notice

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

Wednesday, June 24th, 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, May 13th, 2026

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

Board Members Present: Jeffrey Crist (Chair), Dean Tamburri, Leigh Benton, Marc Greene, Giovanni Palladino, Dr. Vincent Odock

Board Members Absent: Linda Muller

Staff Present: Bill Fioravanti, Kelly Reilly, Lino Sciarretta and Rudy Zodda (General Counsel), Mason Bobadilla (AV)

Others Present: Brian Sanvidge (NYS Monitor), Rick Minicozzi (South Gate Flats Hotel), Mikel Jeremias and Helen Piteo (Silver Lake Ridge Developers)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:52 p.m.

II. Roll Call

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

III. Proof of Notice

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

IV. Minutes

A MOTION TO APPROVE THE APRIL 15TH, 2026, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

V. Reports

Chairman's Report: The Chairman stated that he attended the Federal Reserve Bank of NY Roundtable discussed affordable housing, food insecurity and medical cost, he attended a Q&A meeting at MSMC where housing was also a topic of discussion, as well as the Construction Contractors Association meeting. He noted that he and Mr. Fioravanti were drafting goals for 2026 to be reviewed by the Board.

CEO Report: Mr. Fioravanti discussed the upcoming New York State Economic Development conference next week and stated he intends to discuss best practices with his colleagues as well as how they are handling housing.

Finance Committee Report: Mr. Greene gave an overview of the reports and explained the Brownfield Assessment and the PARIS training and reporting expense. He asked Mr. Fioravanti if there had been any negative feedback as a result of the PARIS report and Mr. Fioravanti stated that none had been provided to date. Mr. Greene discussed the recent 2025 financial audit and asked Mr. Fioravanti if the auditors made any recommendations or found any areas where the OCIDA could improve and Mr. Fioravanti responded that they had not. Mr. Greene discussed a portion of the report that the NYS State monitor sent to the NYS Inspector General and noted the breakout of the OCIDA's expenses for 2026. He stated that of the \$804,485 budgeted for operating costs, over 31% of the total would be used to pay Anchin Accountants & Advisors.

Mr. Crist noted that the Finance Committee recommended full board approval of the April 2026 Financial Report and the April 2026 Payables.

A MOTION TO ACCEPT THE APRIL 2026 FINANCIAL REPORT AND THE APRIL 2026 PAYABLES REPORT WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY

South Gate Flats Hotel: Mr. Fioravanti gave an overview of the project which had previously applied for OCIDA benefits in 2020 and have reapplied with an amended request for \$4,362,000 in Sales Tax Exemption, \$354,375 in Mortgage Recording Tax Exemption, and a 10-year property tax abatement or PILOT through the OCIDA's standard category of the UTEP.

Mr. Benton exited the meeting at 6:07 pm.

Mr. Minicozzi further explained the initial project and the changes that were necessary because of escalating prices. He discussed the current needs of the Highland Falls and West Point areas and how important the OCIDA's support and incentives would be to realize this project. The Board asked about potential start dates and Mr. Minicozzi discussed the timeline and the documentation that would be required to obtain a building permit by February or March of 2027 so that they may begin to break ground in April 2027 or sooner. The Board agreed that this project would only enhance the Hudson Valley. Counsel gave an overview of the Inducement Resolution clarifying that the resolution was for a Public Hearing.

A MOTION TO APPROVE THE INDUCEMENT RESOLUTION FOR A PUBLIC HEARING FOR THE SOUTH GATE FLATS HOTEL WAS MADE BY MR. PALLADINO, SECONDED BY MR. GREENE, AND PASSED WITH 5 AYES WITH TWO ABSENCES.

Silver Lake Ridge Developers: Mr. Fioravanti discussed the addition of housing to the OCIDA's UTEP and gave an overview of the project and their request and noted that the project would include a number of luxury units and that 12 units will be offered at 60% of the county's area median income in accordance with the OCIDA's UTEP for housing. Mr. Jeremias gave an overview of the project's history and stated that it was purchased from a developer as a project that had failed initially because the location created wetlands, then because of the market crash in 2008, and then stalled again due to COVID. The Board asked questions regarding the prices of the luxury units and Mr. Jeremias clarified that it is identified as luxury

because of the amenities and the open spaces. Board members asked about the cost to rent a unit and Mr. Jeremias stated that based on market conditions, the range would be \$2,500 to \$3,000.

Mr. Sciarretta exited the meeting at 6:30 pm.

Ms. Piteo discussed what her role would be as a community designer for the project and noted that the project would offer several “lifestyle” amenities. Counsel reviewed the inducement resolution and noted that the resolution was to authorize a Public Hearing for the project.

A MOTION TO APPROVE THE INDUCEMENT RESOLUTION FOR A PUBLIC HEARING FOR THE SILVER LAKE RIDGE DEVELOPERS PROJECT WAS MADE BY MR. GREENE, SECONDED BY MR. PALLADINO, AND PASSED WITH 5 AYES AND TWO ABSENCES.

CivicServe: Mr. Fioravanti introduced the platform and noted that he was not looking for a decision by the Board but rather simply to introduce them to the product. He stated that the platform is being used by a number of regional IDA’s. Mr. Jackson reviewed the platform and stated that it automates the project application process, follows the project’s progression, and can streamline annual compliance reporting and other areas.

Mr. Greene made comments about the future of Orange County as it relates to the NYS Monitor’s appointment.

VI. Adjournment

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

The meeting was closed at 6:58 p.m.



Report to the Board of Directors

Bill Fioravanti, CEO

June 2026

I. Key Item on the June 24th Board Meeting Agendas

1. **2026 Goals** – Chairman Crist and I have been working together to assess our progress on our 2025 goals and to develop a set of actionable goals for the remainder of 2026. Your perspective on these objectives is critical, so please review the proposed goals and be prepared to share your feedback.

The proposed 2026 Goals are included in this packet.

2. **2025 Quality of Life Report** – Kaitlynn Lancelotti, executive director of Vision Hudson Valley, will join us to provide an overview of VHV’s recent Quality of Life report that was in part funded by OCIDA. The report provides updates and demographics on eight sections from the economy and infrastructure to education and arts & culture. Please be ready with any questions you may have. Katie’s presentation may be viewed in advance at: <https://canva.link/rkikk3va6gz29ky>.

II. Other Updates

1. **EPA Brownfields Assessment Grant** – We continue to make steady progress on this grant and the EPA is very pleased. We are in the middle of conducting Phase II studies on the former Kolmar Labs and the Orange County Fairgrounds. We also began Phase I studies on the former Nepera Chemical Plant in Harriman and US Steelways in New Windsor. We are starting to plan a second public meeting to focus more on specific sites and community planning. We will continue to keep you updated.

III. Recent Meetings and Presentations

- Attended talk with **Federal Reserve Bank of NY president John C. Williams** at Mount St. Mary College in Newburgh on 5/7.
- Attended **Vision Hudson Valley’s Ottaway Medal dinner** in Town of Wallkill on 5/7.
- Attended **Construction Contractors Association dinner** in Town of Thompson on 5/11.

- Met with **prospective IDA applicant** via zoom on 5/12.
- Met with executive director of **Orange County Land Trust** in New Windsor on 5/12.
- Attended grand opening for **Poly Craft Industries** in Middletown on 5/12.
- Attended **leadership series breakfast** in City of Newburgh on 5/13.
- Met with **prospective IDA applicant** virtually on 5/14.
- Attended **OC Partnership's annual golf event** in Hamptonburgh on 5/18.
- Met with owner of **prospective contaminated property** about inclusion in OCIDA's brownfield grant via zoom on 5/19.
- Attended **NYSEDC's Annual Meeting** in Cooperstown 5/20-5/22.
- Presented to **Wallkill East Rotary** club in Town of Wallkill on 5/26.
- Attended **OC Association of Towns dinner** in City of Newburgh on 5/26.
- Met with VP of **Hudson Valley Economic Development Corp** in City of Newburgh on 5/27.
- Presented to **Walden Rotary** club in Walden on 5/27.
- Appeared on **WTBQ Radio for in-studio interview** in Town of Warwick on 5/28.
- Met with **County Executive Neuhaus's team** and economic development colleagues via Teams on 5/28.
- Toured **filming soundstage operated by Choice Films** in Town of Montgomery on 5/28.
- Met with **reporter from Epoch Times** for interview in City of Newburgh on 5/29.
- Attended **Mount St. Mary College's annual golf event** in Town of Newburgh on 6/1.
- Presented to **Goshen Rotary** club in Village of Goshen on 6/2.
- Attended meeting for **NYS Commercial Association of Realtors (NYSCAR)** in Fishkill on 6/3.
- Participated in a meeting with our **local economic development partners** in Village of Goshen on 6/4.

- Met with OCIDA Chair and **NYS monitor Brian Sanvidge** virtually on 6/4.
- Participated in **Mount St. Mary College's Board of Trustees** meeting in City of Newburgh on 6/6.
- Met with representatives from **NY Waterway re: Newburgh-Beacon ferry** virtually on 6/8.
- Participated in Zoom meeting with our **EPA Grant Manager** about progress with our brownfields program on 6/9.
- Toured various properties in the **City of Port Jervis** with Mayor Cicalese and a prospective hospitality developer on 6/9.
- Conducted **public hearing for Silverlake Ridge Apartments** in Town of Wallkill on 6/9.
- Toured **Access's Center of Excellence Open House** at SWF in New Windsor on 6/10.
- Toured **The Eleanor boutique hotel** at Warwick Tech Park in Town of Warwick on 6/10.
- Attended **Leadership Orange graduation ceremony** in City of Newburgh on 6/10.
- Attended **Highland Falls Rising developers conference** in Highland Falls on 6/11.
- Attended **HVEDC Board meeting** with Chairman Crist at LEGOLAND NY on 6/16.
- Served as emcee for **HV Scouting awards dinner** in City of Newburgh on 6/16.
- Presented about OCIDA to **residential and commercial real estate brokers** in Village of Chester on 6/17.
- Attended **OC Partnership's Quarterly Project Meeting** in Walden on 6/17.
- Participated in **Cornerstone Family Healthcare's Foundation Board** meeting virtually on 6/18.

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

	Mar. 2026			Apr. 2026			May 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	5,000.00	833.33	4,166.67	5,000.00	4,166.65	833.35
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		0.00	0.00		0.00	0.00		0.00	0.00
43000 Pass Thru Legal Fees		208.33	-208.33		208.33	-208.33	2,500.00	208.33	2,291.67	2,500.00	1,041.65	1,458.35
45000 Management Fee Income	7,869.93	8,223.50	-354.57	8,130.79	8,223.50	-92.71	7,684.54	8,223.50	-538.96	33,433.76	41,117.50	-7,683.74
46000 EPA Brownfield Assessments Revenue	2,500.00		2,500.00	39,710.21		39,710.21	17,176.44		17,176.44	69,694.15	0.00	69,694.15
49000 Interest Earnings	76,553.33	15,411.50	61,241.83	131.60	15,411.50	-15,279.90	77.87	15,411.50	-15,333.63	77,185.51	77,057.50	128.01
Total Income	\$ 87,022.26	\$ 207,426.66	\$ -120,404.40	\$ 47,972.60	\$ 207,426.66	\$ -159,454.06	\$ 32,438.85	\$ 207,426.66	\$ -174,987.81	\$ 412,813.42	\$ 1,037,133.30	\$ 624,319.88
Gross Profit	\$ 87,022.26	\$ 207,426.66	\$ -120,404.40	\$ 47,972.60	\$ 207,426.66	\$ -159,454.06	\$ 32,438.85	\$ 207,426.66	\$ -174,987.81	\$ 412,813.42	\$ 1,037,133.30	\$ 624,319.88
Expenses												
60000 Administrative Costs		0.00	0.00		0.00	0.00		0.00	0.00		0.00	0.00
60002 Bank Service Charges	19.19		19.19	70.00		70.00					131.56	131.56
60003 CFO/Bookkeeping Services	4,410.00	2,125.00	2,285.00	1,890.00	2,125.00	-235.00	1,890.00	2,125.00	-235.00	11,970.00	10,625.00	1,345.00
60004 Fiscal Audit	0.00	1,625.00	-1,625.00	1,311.13	1,625.00	-313.87	1,311.13	1,625.00	-313.87	6,110.03	8,125.00	-1,914.97
60005 Insurance	1,311.13	1,550.00	-238.87	754.66	1,550.00	-795.34	547.71	1,550.00	-1,002.29	6,110.03	7,750.00	-1,639.97
60006 Office Supplies and Postage	1,205.65	916.67	288.98	3,024.42	916.67	2,107.75	3,024.42	916.67	2,107.75	4,085.42	4,583.35	-497.93
60007 Professional Fees	917.48	4,085.42	-3,167.94	3,024.42	4,085.42	-1,061.00	1,027.71	4,085.42	-3,057.71	3,024.00	20,427.10	-17,403.10
60008 Travel, Lodging, Meals		708.33	-708.33	354.81	708.33	-353.52	1,027.71	708.33	319.38	4,344.61	3,541.65	802.96
60009 Anchin / NYS Monitor Costs	18,315.50	18,750.00	-434.50	18,300.63	18,750.00	-449.37	223,789.46	18,750.00	-18,560.54	283,739.22	93,750.00	-283,739.22
60010 Anchin	6,500.00	6,500.00	0.00	6,500.00	6,500.00	0.00	6,500.00	6,500.00	0.00	32,550.00	0.00	32,550.00
60011 Brown & Weinraub Advisors	20,642.00		20,642.00	31,666.00		31,666.00				83,001.47	0.00	83,001.47
60012 Other Consultants												
Total 60009 Anchin / NYS Monitor Costs	\$ 45,457.50	\$ 18,750.00	\$ 26,707.50	\$ 56,466.63	\$ 18,750.00	\$ 37,716.63	\$ 230,289.46	\$ 18,750.00	\$ 211,539.89	\$ 399,290.69	\$ 93,750.00	\$ 305,540.69
Total 60000 Administrative Costs	\$ 53,320.95	\$ 29,760.42	\$ 23,560.53	\$ 63,871.23	\$ 29,760.42	\$ 34,110.81	\$ 235,066.01	\$ 29,760.42	\$ 205,305.59	\$ 429,033.00	\$ 148,802.10	\$ 280,230.90
60200 Agency Support Expenses			0.00			0.00			0.00			0.00
60201 IT Support & Audio/Visual	3,724.62	2,916.67	807.95	1,983.18	2,916.67	-933.49	908.68	2,916.67	-2,007.99	9,679.71	14,583.35	-4,903.64
60202 Marketing & PR	2,041.81	6,236.67	-4,194.86	7,181.81	6,236.67	945.14	4,516.15	6,236.67	-1,720.52	28,814.54	31,183.35	-2,368.81
60203 Memberships and Events	1,800.29	1,073.33	726.96		1,073.33	-1,073.33	102.00	1,073.33	-971.33	4,647.29	5,366.65	-719.36
60204 Training and Education		333.33	-333.33	4,494.03	333.33	4,160.70		333.33	4,160.70	4,494.03	1,666.65	2,827.38
Total 60200 Agency Support Expenses	\$ 7,566.72	\$ 10,560.00	\$ 2,993.28	\$ 13,659.02	\$ 10,560.00	\$ 3,099.02	\$ 5,526.83	\$ 10,560.00	\$ 5,033.17	\$ 47,635.57	\$ 52,800.00	\$ 5,164.43
60400 Projects/Programs			0.00			0.00			0.00			0.00
60402 Cost-Benefit Analyses		833.33	-833.33		833.33	-833.33		833.33	-833.33		833.33	-833.33
60404 Legal Counsel		10,416.67	-10,416.67	7,345.23	10,416.67	-3,071.44	144.00	10,416.67	-10,272.67	19,530.35	52,083.35	-32,553.00
60405 Legal, Pass Thru		208.33	-208.33		208.33	-208.33		208.33	-208.33		208.33	-208.33
60406 Local Labor Auditing Fees Expense	1,365.00	416.67	948.33		416.67	-416.67		416.67	-416.67	1,365.00	2,083.35	-718.35
60408 Shovel Ready Program		125,166.67	-125,166.67		125,166.67	-125,166.67		125,166.67	-125,166.67		125,166.67	-125,166.67
60409 EPA Brownfield Assessments	22,403.53		22,403.53	19,806.68		19,806.68	17,176.44		17,176.44	69,694.15	0.00	69,694.15
Total 60400 Projects/Programs	\$ 23,768.53	\$ 137,041.67	\$ -113,273.14	\$ 27,151.91	\$ 137,041.67	\$ -109,889.76	\$ 17,320.44	\$ 137,041.67	\$ -119,721.23	\$ 90,589.50	\$ 685,208.35	\$ 594,618.85
61000 Payroll Expenses			0.00			0.00			0.00			0.00
61001 Employee Benefits	3,089.97	3,074.92	15.05	3,307.31	3,074.92	232.39	3,540.95	3,074.92	466.03	16,792.21	15,374.60	1,417.61
61002 Payroll Taxes & Fees (Staff Line)	2,862.17	2,923.75	-61.58	2,558.65	2,923.75	-365.10	3,073.16	2,923.75	149.41	16,023.00	14,618.75	1,404.25
61003 Salaries	25,628.21	27,845.25	-2,217.04	25,388.61	27,845.25	-2,456.64	31,652.20	27,845.25	3,806.95	139,044.53	139,226.25	-181.72
61004 Retirement and Profit-Sharing	187.50	1,369.42	-1,181.92	1,650.00	1,369.42	-280.56		1,369.42	-1,369.42	1,837.50	6,847.10	-5,009.60
61005 Deferred Compensation		2,083.33	-2,083.33		2,083.33	-2,083.33		2,083.33	-2,083.33		10,416.65	-10,416.65
Total 61000 Payroll Expenses	\$ 31,976.85	\$ 37,296.67	\$ -5,319.82	\$ 32,904.57	\$ 37,296.67	\$ -4,392.10	\$ 38,266.31	\$ 37,296.67	\$ 969.64	\$ 173,697.24	\$ 186,483.35	\$ -12,786.11
62000 Building Expenses			0.00			0.00			0.00			0.00
62002 Building Rent	8,506.72	7,222.75	1,283.97	8,506.72	7,222.75	1,283.97	8,317.11	7,222.75	1,094.36	50,850.71	36,113.75	14,736.96
62003 Building Utilities	1,942.12	676.58	1,265.54	596.60	676.58	-79.98	442.29	676.58	-234.29	4,191.92	3,382.90	809.02
62006 Internet and Telephones	512.89	458.33	54.56	512.77	458.33	54.44	512.77	458.33	54.44	2,537.78	2,911.65	246.13
62007 Maintenance	615.00	733.33	-118.33	585.00	733.33	-148.33	600.00	733.33	-133.33	3,100.00	3,666.65	-566.65
62008 Repairs/Renovations		166.67	-166.67		166.67	-166.67		166.67	-166.67		833.35	-833.35
Total 62000 Building Expenses	\$ 11,576.73	\$ 9,257.66	\$ 2,319.07	\$ 10,201.14	\$ 9,257.66	\$ 943.48	\$ 9,872.17	\$ 9,257.66	\$ 614.51	\$ 60,680.41	\$ 46,288.30	\$ 14,392.11
Total Expenses	\$ 128,209.78	\$ 223,916.42	\$ -95,706.64	\$ 147,787.87	\$ 223,916.42	\$ -76,128.55	\$ 306,051.76	\$ 223,916.42	\$ 82,135.34	\$ 801,635.72	\$ 1,119,582.10	\$ 317,946.38
Net Operating Income	\$ 41,187.52	\$ 16,489.76	\$ 24,697.76	\$ 99,815.27	\$ 16,489.76	\$ 83,325.51	\$ 273,612.91	\$ 16,489.76	\$ 257,123.15	\$ 388,822.30	\$ 82,448.80	\$ 306,373.50
Net Income	\$ 41,187.52	\$ 16,489.76	\$ 24,697.76	\$ 99,815.27	\$ 16,489.76	\$ 83,325.51	\$ 273,612.91	\$ 16,489.76	\$ 257,123.15	\$ 388,822.30	\$ 82,448.80	\$ 306,373.50

Orange County Industrial Development Agency
Transaction List by Vendor
May 2026

Vendor	Date	Memo	Amount	April
Acquisitions Marketing Inc.	05/01/2026	Live stream services and monthly marketing services 4/15/26 BOD meeting	\$ 2,450.00	\$ 3,275.00
Adams Fairacre Farms	05/14/2026	Office Supplies (05-13-26 Board Meeting)	\$ 15.93	\$ 12.93
Anchin, Block & Anchin, LLP	05/07/2026 05/28/2026	Approved Payment for items on December 2025 Invoice Approved Payment for items on March 2026 Invoice	\$ 4,069.63 \$ 18,300.63	
Brown & Weinraub Advisors, LLC	05/04/2026	Professional lobbying and advisory services for May 2026	\$ 6,500.00	\$ 6,500.00
First Columbia 4-LA, LLC	05/18/2026 05/22/2026	Rent and CAM charges for June 2026 Electric and gas delivery and supply charges for Suite 100 4/21/26 - 5/18/26	\$ 8,317.11 \$ 442.29	\$ 8,506.72 \$ 596.60
Gannett New York-New Jersey LocalIQ	05/18/2026 05/31/2026	Public Hearing: Silver Lake Developers Advertising package services for South Gate Flats and Silverlake Ridge	\$ 90.48 \$ 89.45	
Herrick, Feinstein LLP	05/01/2026 05/01/2026 05/27/2026	Legal services and disbursements regarding Scannell and Amazon matter March 31, 2026 Legal fees and expenses for January and February 2026 Legal services and expenses for Scannell and Amazon matters	\$ 67,941.89 \$ 139,280.19 \$ 16,567.38	
HRP Associates, Inc.	05/07/2026	Professional environmental services for EPA Brownfield Assessment Grant project	\$ 17,176.44	\$ 19,806.68
Intuit	05/01/2026 05/01/2026	Quickbooks OCIDA Quickbooks OCFC	\$ 124.34 \$ 124.34	\$ 124.34 \$ 124.34
LAKE FRONT HOTEL	05/18/2026 05/18/2026	Mileage, Food, Lodging: Conference NYSEDC (5/20/26 - 5/21/26) Mileage, Food, Lodging: Conference NYSEDC (5/20/26 - 5/21/26)	\$ 181.26 \$ 233.70	
LAN Associates	05/11/2026	Local labor monitoring for Leentjes Amusements Corp	\$ 1,500.00	
L & J Cafe	05/22/2026 05/22/2026	Breakfast sandwiches at NYSEDC conference in Cooperstown Breakfast at NYSEDC conference in Cooperstown NY	\$ 28.84 \$ 15.42	
ManyChat	05/17/2026	Marketing & PR	\$ 16.22	\$ 16.22
Microsoft Office Azure	05/23/2026	Microsoft Office / Azure services for IT support	\$ 210.00	\$ 210.00
Niki Jones Agency, Inc.	05/20/2026 05/20/2026	Monthly website SEO basic plan services Monthly retainer for social media, PR, and project management	\$ 320.00 \$ 2,000.00	\$ 320.00 \$ 2,000.00
OpenAI	05/26/2026	Marketing & PR	\$ 21.63	\$ 21.63
OC Assoc. of Towns, Villages and Cities	05/26/2026	Membership & Events	\$ 40.00	
Otesaga Resort Hotel	05/22/2026	Mileage, Food, Lodging NYSEDC a	\$ 52.12	
PEAC Solutions	05/12/2026	Contract payment and supply freight for office equipment May	\$ 456.68	\$ 456.68
RBT CPAs LLP	05/15/2026	Monthly Accounts Receivable, Accounts Payable, Advisory Services and meetings	\$ 1,890.00	\$ 1,890.00
Spectrum	05/16/2026	IT & Telephone	\$ 258.19	\$ 258.24
Stamps.com	05/08/2026	Office Supplies & Stamps	\$ 22.70	\$ 22.70
The Council of Industry	05/02/2026	Membership & Events	\$ 62.00	
Times Union	05/12/2026	Marketing & PR	\$ 3.96	\$ 3.96
TJE Cleaning Service	05/01/2026	Monthly cleaning services for May 2026	\$ 600.00	\$ 600.00
USPS	05/27/2026	Office Supplies & Stamps - ATJ Notification for Public Hearings	\$ 52.40	
William Fioravanti	05/01/2026	Employee mileage and toll reimbursement for Jan-Apr 2026	\$ 218.59	
ZARIN & STEINMETZ LLP	05/20/2026	Legal services for general professional consultations and email preparation	\$ 144.00	\$ 2,155.61
Zultys, Inc.	05/01/2026	Monthly telecommunications services including user licenses & professional services	\$ 254.58	\$ 254.58

Transaction List by Vendor
June 1-17, 2026

Vendor	Date	Memo	Amount
Acquisitions Marketing Inc.	06/02/2026	Live stream services and marketing services 5/13/26 meetings	\$ 2,500.00
Anchin, Block & Anchin, LLP	06/15/2026	(Balance Due) Professional services through October 31, 2025	\$ 19,976.25
BLEAKLEY PLATT & SCHMIDT, LLP	06/11/2026	Pass-thru counsel fee for South Gate Flats project IDA-1108	\$ 2,500.00
Brown & Weinraub Advisors, LLC	06/01/2026	Professional services for June 2026	\$ 6,500.00
Frances Roth	06/17/2026	Profesional service Stenographer for PH Silverlake Ridge Developers Apt.	\$ 325.00
HRP Associates, Inc.	06/10/2026	Professional services Brownfield Assessment Grant	\$ 38,268.24
Intuit	06/01/2026	Quickbooks OCIDA - June	\$ 124.34
	06/01/2026	Quickbooks OCFC - June	\$ 124.34
KR Cleaning	06/10/2026	4/8/26: Office clean out and furniture disassembly services	\$ 250.00
Lobbying	06/11/2026	Marty Borrás	\$ 50.00
ManyChat	06/17/2026	Marketing & PR	\$ 16.22
Niki Jones Agency, Inc.	06/02/2026	Digital media buying & branding: Facebook monthly microcampaigns (Apr 2026 - Jun 2026)	\$ 1,500.00
Orange County Association	06/10/2026	Membership & Events (Breakfast)	\$ 31.50
PEAC Solutions	06/11/2026	Equipment lease payment and supply freight for printer C8245/H2	\$ 456.68
RBT CPAs LLP	06/15/2026	Monthly accounting processing and advisory services for June 2026	\$ 1,890.00
Spectrum	06/17/2026	IT & Telephones	\$ 258.19
Stamps.com	06/08/2026	Office Supplies & Stamps - June	\$ 22.70
Times Union	06/09/2026	Marketing & PR	\$ 7.96
TJE Cleaning Service	06/01/2026	Monthly cleaning services for June 2026	\$ 600.00

Orange County Industrial Development Agency
 Banks Accounts/Certificates of Deposit/Money Markets Accounts
 As of May 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	3.41%
3/23/26	12/23/26	9 months	Provident Bank	\$	2,550,000	3.73%
Bank						
Chase Bank			Checking Account - IDA Ops	\$	113,422	1%
Orange Bank & Trust			Checking Account - Trust Escrow	\$	8,877	0%
Total CDs & Treasuries			Certificates of Deposit & Treasuries	\$	8,549,676	99%
				\$	8,671,976	100%