Board Agenda

PLEASE TAKE NOTICE, The Orange County Funding Corporation will hold a regularly scheduled Board of Directors meeting on August 19th, 2026, starting at 5:00 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**
- **Pledge of Allegiance**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
  - Approval of Minutes from June 24th, 2026, Board of Directors Meeting
- **New Business**
  - Accept June & July 2026 Financials
  - Approval of June & July Payables
  - Floating Holidays
  - Orange County Land Trust
- **Old Business**
  - 2026 Goals
- **Adjournment**

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

Dated: July 30, 2026 By: William Fioravanti - Chief Executive Officer

Orange County Funding Corporation
4 Crotty Lane, Suite 100 • New Windsor, NY 12553
Phone: (845) 234-4192 • Fax: (845) 220-2228 • Email: business@ocnyida.com

Date: July 21, 2026
From: Jeffrey D. Crist
RE: Next Meeting Date

OCFC Board Meeting Notice

The next Board of Directors meeting of the
Orange County Funding Corporation is:

Wednesday, August 19th, 2026
at 5:00pm

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

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

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Orange County Funding Corporation
4 Crotty Lane
New Windsor, NY 12553
Tel (845) 234-4192

Board of Directors Meeting Minutes
Wednesday, June 24th, 2026

<u>Meeting Location:</u> 4 Crotty Lane, Suite 100, New Windsor, NY 12553

<u>Board Members Present</u>: Jeffrey Crist (Chair), Dean Tamburri, Leigh Benton, Linda Muller, Marc Greene, Giovanni Palladino, Dr. Vincent Odock

<u>Staff Present</u>: Bill Fioravanti, Kelly Reilly, Marty Borrás, Lino Sciarretta and Rudy Zodda (General Counsel), Billy Ibberson (AV)

<u>Others Present</u>: Brian Sanvidge (NYS Monitor), Kaitlynn Lancellotti and Cian Ballentine (Vision Hudson Valley)

I. Call Meeting to Order

The Chairman called the meeting to order at 5:02 p.m.

II. Pledge of Allegiance

III. Roll Call

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

IV. Proof of Notice

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

V. Minutes

A MOTION TO APPROVE THE MAY 13TH, 2026, OCFC BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY MR. GREENE, SECONDED BY MR. PALLADINO, AND PASSED WITH 6 AYES AND ONE ABSTENTION FROM MS. MULLER.

VI. New Business

Accept May 2026 Financial Report and Approve May 2026 Payables: Mr. Greene discussed reassessing the OCFC management fees as well as the $600,000 CD scheduled to mature on 7/12/26 and stated that the CD would be reinvested for 9 months at Provident Bank.

A MOTION TO ACCEPT THE MAY 2026 FINANCIAL REPORT, THE MAY 2026 PAYABLES, AND APPROVE THE REINVESTMENT OF THE $600,000 PROVIDENT BANK CD WAS MADE MR. BENTON, SECONDED BY MS. MULLER, AND PASSED UNANIMOUSLY.

VII. Adjournment

A MOTION TO ADJOURN THE MEETING WAS MADE BY MR. GREENE, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

The meeting closed at 5:05 p.m.

Orange County Funding Corp
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
June 2026

	Apr 2026			May 2026			Jun 2026			Total		
	Actual	**Budget**	**over Budget**	**Actual**	**Budget**	**over Budget**	**Actual**	**Budget**	**over Budget**	**Actual**	**Budget**	**over Budget**
Income												
40000 Application Fees		208.33	-208.33		208.33	-208.33		208.33	-208.33	0.00	1,249.98	-1,249.98
40200 Closing Fees		10,416.67	-10,416.67		10,416.67	-10,416.67		10,416.67	-10,416.67	0.00	62,500.02	-62,500.02
49000 Interest Earnings	20.46	2,413.17	-2,392.71	13.34	2,413.17	-2,399.83	8.56	2,413.17	-2,404.61	14,604.50	14,479.02	125.48
Total Income	**$ 20.46**	**$ 13,038.17**	**-$ 13,017.71**	**$ 13.34**	**$ 13,038.17**	**-$ 13,024.83**	**$ 8.56**	**$13,038.17**	**-$13,029.61**	**$ 14,604.50**	**$78,229.02**	**-$ 63,624.52**
Gross Profit	**$ 20.46**	**$ 13,038.17**	**-$ 13,017.71**	**$ 13.34**	**$ 13,038.17**	**-$ 13,024.83**	**$ 8.56**	**$13,038.17**	**-$13,029.61**	**$ 14,604.50**	**$78,229.02**	**-$ 63,624.52**
Expenses												
60000 Administrative Costs			0.00			0.00			0.00	0.00	0.00	0.00
60001 Management Fee Expense	8,130.79	8,223.50	-92.71	7,684.54	8,223.50	-538.96	8,410.25	8,223.50	186.75	41,844.01	49,341.00	-7,496.99
60003 Bookkeeping	360.00	416.67	-56.67	360.00	416.67	-56.67	360.00	416.67	-56.67	2,640.00	2,500.02	139.98
60004 Fiscal Audit		541.67	-541.67		541.67	-541.67		541.67	-541.67	0.00	3,250.02	-3,250.02
60005 Insurance Expense	433.53	301.08	132.45	433.53	301.08	132.45	433.53	301.08	132.45	2,167.65	1,806.48	361.17
60007 Professional Fees	1,486.00	520.83	965.17	25.00	520.83	-495.83		520.83	-520.83	1,536.00	3,124.98	-1,588.98
69100 Bad Debt Expense/(Recovery)			0.00	-100.00		-100.00			0.00	-200.00	0.00	-200.00
Total 60000 Administrative Costs	**$ 10,410.32**	**$ 10,003.75**	**$ 406.57**	**$ 8,403.07**	**$ 10,003.75**	**-$ 1,600.68**	**$ 9,203.78**	**$10,003.75**	**-$ 799.97**	**$ 47,987.66**	**$60,022.50**	**-$ 12,034.84**
61300 Legal		375.00	-375.00		375.00	-375.00	324.00	375.00	-51.00	324.00	2,250.00	-1,926.00
61600 Projects			0.00			0.00			0.00	0.00	0.00	0.00
61006 Project Expenditures		4,166.67	-4,166.67		4,166.67	-4,166.67		4,166.67	-4,166.67	0.00	25,000.02	-25,000.02
Total 61600 Projects	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$25,000.02**	**-$ 25,000.02**
Bad Debt		0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00
Total Expenses	**$ 10,410.32**	**$ 14,545.42**	**-$ 4,135.10**	**$ 8,403.07**	**$ 14,545.42**	**-$ 6,142.35**	**$ 9,527.78**	**$14,545.42**	**-$ 5,017.64**	**$ 48,311.66**	**$87,272.52**	**-$ 38,960.86**
Net Operating Income	**-$ 10,389.86**	**-$ 1,507.25**	**-$ 8,882.61**	**-$ 8,389.73**	**-$ 1,507.25**	**-$ 6,882.48**	**-$ 9,519.22**	**-$1,507.25**	**-$ 8,011.97**	**-$ 33,707.16**	**-$9,043.50**	**-$ 24,663.66**
Net Income	**-$ 10,389.86**	**-$ 1,507.25**	**-$ 8,882.61**	**-$ 8,389.73**	**-$ 1,507.25**	**-$ 6,882.48**	**-$ 9,519.22**	**-$1,507.25**	**-$ 8,011.97**	**-$ 33,707.16**	**-$9,043.50**	**-$ 24,663.66**

Orange County Funding Corporation

Banks Accounts/Certificates of Deposit/Money Markets Accounts

As of June 30, 2026

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
3/20/26	12/24/26	9 months	JP Morgan T-Bill		$ 476,709	3.60%
12/26/25	10/1/26	9 months	JP Morgan T-Bill		$ 439,396	3.98%
10/12/25	7/12/26	9 months	Provident Bank		$ 600,000	4.20%

Bank	Account Type	Amount	% of total
Chase	Checking Account - Operating	$ 19,393	1%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	$ 1,516,105	99%
		$ 1,535,497	100%

Orange County Funding Corp
Transaction List by Vendor
June 2026

Vendor	Date	Memo	Amount	May
Orange County IDA	06/01/2026	Monthly allocation of shared administrative and operating expenses (April 2026)	$ 8,037.67	$ 8,501.76
RBT CPAs, LLP	06/15/2026	Monthly accounts receivable, accounts payable processing and advisory services	$ 360.00	$ 360.00

Orange County Industrial Development Agency
4 Crotty Lane Suite 100
New Windsor, NY 12553 US
+18456298705
info@ocnyida.com
ocnyida.com

Invoice

BILL TO
Orange County Funding Corporation 4 Crotty Lane Suite 100 New Windsor, New York 12553

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
1133	06/01/2026	$8,501.76	07/01/2026		

DESCRIPTION	AMOUNT
Office Supplies and Postage - May 2026 Allocation	79.25
Travel, Lodging, Meals - May 2026 Allocation	179.85
Professional Fees - May 2026 Allocation	0.00
IT Support & Audio/Visual - May 2026 Allocation	190.29
Marketing & PR - May 2026 Allocation	326.69
Membership & Events - May 2026 Allocation	16.32
Training & Education - May 2026	7.20
Legal Counsel - May 2026 Allocation	0.00
Salaries, Employee Benefits, Payroll Taxes & Fees - May 2026 Allocation	6,122.61
Building Rent- May 2026 Allocation	1,330.74
Building Utilities- May 2026 Allocation	70.77
Internet and Telephones - May 2026 Allocation	82.04
Maintenance - May 2026 Allocation	96.00
Repairs/Renovations - May 2026 Allocation	0.00

Management Fee - Monthly Allocation of Expenses for May 2026 Allocation

BALANCE DUE **$8,501.76**

Orange County Industrial Development Agency
4 Crotty Lane Suite 100
New Windsor, NY 12553 US
+18456298705
info@ocnyida.com
ocnyida.com

Invoice

BILL TO
Orange County Funding Corporation 4 Crotty Lane Suite 100 New Windsor, New York 12553

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
1134	07/01/2026	$8,037.67	07/31/2026		

DESCRIPTION	AMOUNT
Office Supplies and Postage - June 2026 Allocation	90.55
Travel, Lodging, Meals - June 2026 Allocation	40.00
Professional Fees - June 2026 Allocation	0.00
IT Support & Audio/Visual - June 2026 Allocation	294.29
Marketing & PR - June 2026 Allocation	640.00
Membership & Events - June 2026 Allocation	0.00
Training & Education - June 2026 Allocation	7.20
Legal Counsel - June 2026 Allocation	403.20
Salaries, Employee Benefits, Payroll Taxes & Fees - June 2026 Allocation	4,983.29
Building Rent- June 2026 Allocation	1,361.07
Building Utilities- June 2026 Allocation	0.00
Internet and Telephones - June 2026 Allocation	82.07
Maintenance - June 2026 Allocation	136.00
Repairs/Renovations - June 2026 Allocation	0.00

Management Fee - Monthly Allocation of Expenses for May 2026 Allocation

BALANCE DUE **$8,037.67**

Orange County Funding Corp
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
July 2026

	May 2026			Jun 2026			Jul 2026			Total		
	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget	Actual	Budget	over Budget
Income												
40000 Application Fees		208.33	-208.33		208.33	-208.33		208.33	-208.33	0.00	1,458.31	-1,458.31
40200 Closing Fees		10,416.67	-10,416.67		10,416.67	-10,416.67		10,416.67	-10,416.67	0.00	72,916.69	-72,916.69
49000 Interest Earnings	13.34	2,413.17	-2,399.83	8.56	2,413.17	-2,404.61	6.57	2,413.17	-2,406.60	14,611.07	16,892.19	-2,281.12
Total Income	**$ 13.34**	**$ 13,038.17**	**-$ 13,024.83**	**$ 8.56**	**$ 13,038.17**	**-$ 13,029.61**	**$ 6.57**	**$ 13,038.17**	**-$ 13,031.60**	**$ 14,611.07**	**$ 91,267.19**	**-$ 76,656.12**
Gross Profit	**$ 13.34**	**$ 13,038.17**	**-$ 13,024.83**	**$ 8.56**	**$ 13,038.17**	**-$ 13,029.61**	**$ 6.57**	**$ 13,038.17**	**-$ 13,031.60**	**$ 14,611.07**	**$ 91,267.19**	**-$ 76,656.12**
Expenses												
60000 Administrative Costs			0.00			0.00			0.00	0.00	0.00	0.00
60001 Management Fee Expense	7,684.54	8,223.50	-538.96	8,410.25	8,223.50	186.75		8,223.50	-8,223.50	41,844.01	57,564.50	-15,720.49
60003 Bookkeeping	360.00	416.67	-56.67	360.00	416.67	-56.67	360.00	416.67	-56.67	3,000.00	2,916.69	83.31
60004 Fiscal Audit		541.67	-541.67		541.67	-541.67		541.67	-541.67	0.00	3,791.69	-3,791.69
60005 Insurance Expense	433.53	301.08	132.45	433.53	301.08	132.45	433.53	301.08	132.45	2,601.18	2,107.56	493.62
60007 Professional Fees	25.00	520.83	-495.83		520.83	-520.83		520.83	-520.83	1,536.00	3,645.81	-2,109.81
69100 Bad Debt Expense/(Recovery)	-100.00		-100.00			0.00			0.00	-200.00	0.00	-200.00
Total 60000 Administrative Costs	**$ 8,403.07**	**$ 10,003.75**	**-$ 1,600.68**	**$ 9,203.78**	**$ 10,003.75**	**-$ 799.97**	**$ 793.53**	**$ 10,003.75**	**-$ 9,210.22**	**$ 48,781.19**	**$ 70,026.25**	**-$ 21,245.06**
61300 Legal		375.00	-375.00	324.00	375.00	-51.00		375.00	-375.00	324.00	2,625.00	-2,301.00
61600 Projects			0.00			0.00			0.00	0.00	0.00	0.00
61006 Project Expenditures		4,166.67	-4,166.67		4,166.67	-4,166.67		4,166.67	-4,166.67	0.00	29,166.69	-29,166.69
Total 61600 Projects	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$ 4,166.67**	**-$ 4,166.67**	**$ 0.00**	**$ 29,166.69**	**-$ 29,166.69**
Bad Debt		0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00
Total Expenses	**$ 8,403.07**	**$ 14,545.42**	**-$ 6,142.35**	**$ 9,527.78**	**$ 14,545.42**	**-$ 5,017.64**	**$ 793.53**	**$ 14,545.42**	**-$ 13,751.89**	**$ 49,105.19**	**$101,817.94**	**-$ 52,712.75**
Net Operating Income	**-$ 8,389.73**	**-$ 1,507.25**	**-$ 6,882.48**	**-$ 9,519.22**	**-$ 1,507.25**	**-$ 8,011.97**	**-$ 786.96**	**-$ 1,507.25**	**$ 720.29**	**-$ 34,494.12**	**-$ 10,550.75**	**-$ 23,943.37**
Net Income	**-$ 8,389.73**	**-$ 1,507.25**	**-$ 6,882.48**	**-$ 9,519.22**	**-$ 1,507.25**	**-$ 8,011.97**	**-$ 786.96**	**-$ 1,507.25**	**$ 720.29**	**-$ 34,494.12**	**-$ 10,550.75**	**-$ 23,943.37**

Orange County Funding Corporation

Banks Accounts/Certificates of Deposit/Money Markets Accounts

As of July 31, 2026

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
3/20/26	12/24/26	9 months	JP Morgan T-Bill		$ 476,709	3.60%
12/26/25	10/1/26	9 months	JP Morgan T-Bill		$ 439,396	3.98%
10/12/25	7/12/26	9 months	Provident Bank		$ 600,000	4.20%

Bank	Account Type	Amount	% of total
Chase	Checking Account - Operating	$ 19,039	1%
Total CDs & Treasuries	Certificates of Deposit & Treasuries	$ 1,516,105	99%
		$ 1,535,144	100%

Orange County Funding Corp
Transaction List by Vendor
July 2026

Vendor	Date	Memo	Amount	June
RBT CPAs, LLP	07/15/2026	Monthly accounts receivable payable and advisory services for July 2026	$ 360.00	$360.00

Proposal to the Orange County Industrial Development Agency

Farmland Protection Transaction Cost Program

A Partnership Framework to Support Federal Agricultural Land Easement (ALE) Projects in Orange County.

1. Purpose

The Orange County Land Trust (OCLT) proposes the creation of a countywide program in which the Orange County Industrial Development Agency (IDA) funds eligible transaction costs associated with federal Agricultural Land Easement (ALE) farmland protection projects.

This program would allow Orange County to secure substantial federal funding, retain productive farmland, and support long-term agricultural business stability—without requiring the IDA to assume project risk or fund any costs up front.

This proposal is **programmatic**, not tied to any specific farm. OCLT will bring forward eligible projects.

2. Why Farmland Protection Aligns with the IDA's Mission

A. Agriculture is a core economic sector in Orange County

- Farms support jobs in production, trucking, equipment repair, veterinary services, and ag-tourism.
- Farmland loss directly undermines the county's agricultural economy and rural business ecosystem.
- Protecting farmland stabilizes land tenure, enabling farmers to invest in infrastructure and long-term business planning.

B. ALE projects bring significant federal investment to the region

- USDA-NRCS typically covers up to 50% of the agricultural conservation easement value.
- Each project can bring $400,000–$1,000,000+ in federal funds into Orange County.

C. The only unfunded portion of an ALE project is transaction costs

- Federal ALE funds cannot pay for transaction costs. Orange County Open Space Program (OC OSF) funds also cannot pay for transaction costs.

- This leaves a \$50,000–\$65,000 gap per project—the only part of the deal without an eligible funding source.
- The IDA's support could fill this gap and enable the completion of farmland protection projects in the County that would not otherwise be completed. In addition, it would leverage County and federal government funds for these agricultural conservation easement projects.

3. Local Match Structure: What Federal and County Funds Do — and Do Not — Cover

Federal ALE funds pay for:

- Up to 50% of the conservation easement value only

OC OSF pay for:

- The remaining 50% of the easement value

Neither federal nor county funds pay for transaction costs including:

- Appraisals
- Surveys
- Legal review
- Title work
- Environmental due diligence
- Baseline documentation
- Stewardship & legal defense contributions

These are the **transaction costs**, and they are the only unfunded portion of an ALE project.

The IDA's role is limited, targeted, and essential for the completion of these projects

- The IDA is **not** being asked to fund easement value
- The IDA is **not** being asked to provide match funding
- The IDA is **only** being asked to support transaction costs that would make the project possible

4. Program Structure (Not Farm-Specific)

A. IDA Responsibilities

- Establish a Farmland Protection Transaction Cost Program with an annual allocation.
- Accept and review OCLT Farmland Protection Transaction Cost Program Applications
- Reimburse OCLT only after a project has successfully closed.

B. OCLT Responsibilities

- Identify and vet farmland with high agricultural and conservation value
- Apply for ACEP ALE funding
- Apply to OC OSF for match funding for ACEP ALE grant funding
- Manage due diligence, contracting, and closing
- Hold and steward the permanent conservation easement
- Submit documentation to the IDA **after closing** for reimbursement

C. Eligibility Criteria

Projects must:

- Be located in Orange County
- Demonstrate strong agricultural viability
- Leverage federal ALE funding
- Have a willing landowner

5. Safeguards to Protect the IDA

The IDA has expressed concern about investing funds in projects that may not close. This program is designed to minimize that risk.

A. Reimbursement-Only Model

- The IDA pays nothing up front
- OCLT (or the landowner) fronts all transaction costs
- The IDA reimburses **only after** the easement is recorded and federal funds are secured

If a project does not close, the IDA pays nothing.

B. Clear Definition of "Successful Closing"

Reimbursement occurs only when:

- USDA-NRCS has issued final approval
- All due diligence is complete
- The conservation easement is executed and recorded
- Federal funds have been disbursed

C. Annual Budget Cap

The IDA may set:

- A maximum annual allocation (recommended: no less than $100,000–$150,000)
- A maximum per-project reimbursement (recommended: $50,000–$65,000)

D. Required Documentation

OCLT will provide:

- NRCS and OC OSF applications and award documentation
- A brief summary of agricultural and economic benefits
- Final invoices for all transaction costs
- Closing statement
- Recorded easement

6. Program Benefits to Orange County and the IDA

A. Strengthens the agricultural economy

- Protects land needed for long-term farm operations
- Supports next-generation farmers
- Preserves the landscapes that drive tourism and quality of life

B. Leverages federal dollars efficiently

C. Provides measurable, permanent outcomes

- Acres protected
- Federal dollars leveraged
- Farm businesses stabilized
- Local economic activity supported

7. Program Launch

The goal is to establish a standing program to increase the overall rate of farmland protection in Orange County by making it possible to access federal funding through the ACEP ALE grant program

Once the program is in place, OCLT will:

- Identify ACEP ALE eligible projects and submit grant funding applications to IDA
- Confirm ACEP ALE and OC OSF grant funding awards to IDA as soon as possible
- Bring forward budgets and documentation after closing

This ensures predictability and protects the IDA from project-specific risk.

8. Funding Request

We recommend the IDA establish a \$100,000–\$150,000 annual allocation, which would support:

- 2–3 ALE projects per year
- Leveraging \$1.2–\$3 million in federal (and County) investment annually

9. Next Steps

1. IDA reviews the program framework and provides initial feedback.
2. OCLT and the IDA work together to outline what they each view as a workable program structure, including roles, reimbursement mechanics, and annual budgeting.
3. Once both parties agree on a conceptual arrangement, the framework is forwarded to the respective attorneys for refinement and formalization.

Concept Summary: Proposed IDA Farmland Protection Support Program

Purpose: To establish a framework for an Orange County IDA program that would help cover transaction costs for federal Agricultural Land Easement (ALE) projects, strengthening the long-term stability of the county's agricultural economy.

Why This Matters

- Farmland in Orange County faces sustained development pressure and rising land values.
- ALE projects bring significant federal investment, but transaction costs remain a barrier for many landowners.
- A modest, targeted IDA program would help close these gaps and make more projects viable.

A First-in-the-Nation Opportunity To my knowledge, no IDA in the United States currently funds farmland protection. Creating this program would position the Orange County IDA as a statewide and national leader in recognizing farmland protection as essential economic development infrastructure.

Program Concept

- IDA support would be limited to transaction costs (surveys, appraisals, legal fees).
- Funding would be project-specific, capped, and triggered only when federal funding is secured.
- The structure can be established now and activated when needed.

Timeline We do not anticipate any request for IDA funding until 2028. However, establishing the program now allows for early communication, stronger landowner engagement, and clear alignment with municipal partners.

Public Awareness Even without near-term funding needs, OCLT would welcome the opportunity to work with the IDA to publicize the program and highlight the IDA's leadership in supporting agricultural economic stability.

Next Steps: OCLT is available to meet with IDA leadership to review the concept and discuss how it can fit into long-term planning.