

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

OCIDA Governance Committee Minutes
Wednesday, August 19th, 2026

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

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

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás, Mason Bobadilla (AV), Rudy Zodda (General Counsel)

Others Present: Brian Sanvidge (NYS Appointed Monitor), Michael Martin (Member of the public)

I. Call Meeting to Order

The Chairwoman called the meeting to order at 3:08 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 APRIL 15TH, 2026, OCIDA GOVERNANCE COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MR. CRIST, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

V. Old Business

Floating Holidays: Mr. Fioravanti discussed the paid holidays: Lincoln's Birthday and Veteran's Day which typically fall on the middle of the work week. He asked the Committee to consider allowing staff to float those days and keep the office open for business.

A MOTION TO RECOMMEND APPROVAL TO ALLOW STAFF TO USE LINCOLN'S BIRTHDAY AND VETERAN'S DAY AS FLOATING HOLIDAYS WAS MADE BY MR. PALLADINO, SECONDED BY DR. ODOCK, AND PASSED UNANIMOUSLY.

VI. New Business

Anchin Recommendations: Mr. Fioravanti discussed the 16 Anchin recommendations that were still open and the comments made by OCIDA's Counsel. The Committee agreed to implement most recommendations but specifically discussed the challenges that can arise with an anonymous fraud hotline. Mr. Sanvidge explained that it would be for internal fraud and discussed designing a policy to mitigate possible complaints and stated that the recommendation from the Association of Certified Fraud Examiners is for it to be anonymous. Counsel discussed concerns regarding anonymous complaints and confirmed that other IDA's represented by Bleakley Platt & Schmidt did not have an anonymous fraud hotline. The Chairwoman asked Mr. Sanvidge to grant the Committee additional time to further discuss this recommendation with Counsel. Mr. Sanvidge stated he would send Counsel information on a policy and suggested Mr. Fioravanti work with OCIDA's outside auditor for standard audit language for a hotline. The Committee discussed tracking policy changes and Mr. Sanvidge suggested a resolution for the recommendations that were adopted and discussion for any that need further clarification. Mr. Zodda suggested that Mr. Sanvidge also provide an acknowledgement of his approval with how the OCIDA is proceeding with the implementation. The Committee discussed "Good Faith Efforts" of projects to hire veterans and creating a policy that clearly indicates the onus will remain on the project. Mr. Fioravanti stated that the Audit Committee had planned to discuss this further. The Committee discussed the sale of Glen Arden and timing of any recapture by the OCIDA and agreed to follow up after the October 1, 2026, target date to allow to give them space to close on the sale. Mr. Sanvidge agreed to revisit the topic at the October 2026 Governance meeting. The Committee agreed to adopt a policy to track timely PILOT payments against copies of canceled checks which the compliance manager requests during annual reporting. While Ms. Borrás stated that she does not get notification from the County if or when a project has failed to make their payment, Mr. Fioravanti stated that he typically does, and Counsel suggested an internal policy in case the jurisdiction does not provide notice of default. The Chairwoman discussed adding a line item to the application to include the number of remote positions a company plans to create

Fee Schedule Amendment (STE): Mr. Fioravanti discussed the new prevailing wage requirement that came along with the renewed state monitor law and the fact that it would lead to fewer PILOTs being sought. This would give more importance to the Sales Tax Exemption (STE) benefit offered by OCIDA. He asked that the committee consider reverting back to the prior STE fee scale at "10% of the sales tax benefits," stating that it was no longer viable for OCIDA to keep the fee so low.

A MOTION TO RECOMMEND RAISING THE SALES TAX EXEMPTION BENEFIT FEE BACK UP TO 10%, DUE TO THE NEW PREVAILING WAGE STATUTE, WAS MADE BY DR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

UTEP Amendment: Mr. Fioravanti discussed adding language to the current UTEP policy indicating that the OCIDA will not give pilots for warehouses going forward, once this has been adopted by the board. He stated it was one of several policy enhancements discussed with the Committee over the past several months, as well as Senator Skoufis.

A MOTION TO ADOPT AND ADD THE FOLLOWING PHRASE TO THE UTEP POLICY WAS MADE MR. TAMBURRI, SECONDED BY MR. PALLADINO, AND

PASSED UNANIMOUSLY.

“The Agency may only provide warehouse projects with real property tax abatement schedules that are the equivalent to the NYS Real Property Tax Law Section 485-b10-year abatement schedule as depicted on Exhibit “A”. However, the Agency may not provide a PILOT Agreement for any warehouse project for a real property tax levied by any taxing jurisdiction that has opted out of Section 485-b.”

Annual Assessments: Mr. Fioravanti discussed newly created annual assessment snapshots created for all active OCIDA projects, and he focused the discussion on projects that required the most attention regarding employment numbers compared to commitments made on their applications. He noted the early termination of one such project and the projects’ explanations for others which included deficiencies due to seasonality, the COVID pandemic, etc.

VII. Adjournment

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

The meeting closed at 4:07 p.m.