



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
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 Board of Directors meeting on October 28th, 2026, at 5:00 PM at Orange County Government Center, 255 Main St., Goshen, NY in the First Floor Community Room to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Pledge of Allegiance**
- **Continuation of the 10-21-26 Public Hearing on the Uniform Tax Exemption Policy**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
 - Approval of Minutes from September 30th, 2026, Board of Directors Meeting
- **Reports**
 - Chairman's Report
 - Consultant Report
 - Committee Reports
 - Finance Committee
- **New Business**
 - Accept September 2026 Financials
 - Approval of September Payables
 - Consideration of Amazon / Scannell Authorizing Resolution
 - Consideration of UTEP Adoption
 - Proposed 2027 – 2030 Annual Budgets
 - CivicServe Trial Extension
- **Executive Session**
- **Adjournment**

Dated: October 22, 2026

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

By: Jeffrey Crist – Chairman

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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William Fioravanti, Chief Executive Officer • **Lino J. Sciarretta**, General Counsel • **Daniel G. Birmingham**, Bond Counsel

Date: October 8, 2026
From: Jeffrey D. Crist
Re: Next Meeting Date

OCIDA Board Meeting Notice

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

Wednesday, October 28th, 2026
immediately following the
5:00pm OCFC meeting

Orange County Government Center
255 Main St.
First Floor Community Room
Goshen, NY 10924

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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, September 30th, 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, Marty Borrás, Rudy Zodda (General Counsel), Billy Ibberson (AV)

Others Present: Brian Sanvidge (NYS Monitor), Bart Lansky (EMP Holdings Counsel via Zoom), Sagardeep Singh, Bart Lansky and Keith Perez (EMP Holdings via Zoom). Vincent Rouhotas (CEO, Montgomery IDA), Steven Gross (Dir. of Economic Development, Orange County), Felicia Kalan, Brian Leentjes, Alison Leentjes and Zack Leentjes (Leentjes Amusement/The Castle). Members of the public: Pramilla Malick, Leslie Hanes, Julie Patterson, Fern Laks, Ira Besdansky, Dana Spano, Jacob Weber, Eileen Hogan, Michael Hanes

I. Call Meeting to Order

The Chairman called the meeting to order at 5:24 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 AUGUST 19TH, 2026, OCIDA BOARD OF DIRECTORS MEETING MINUTES AS PRESENTED WAS MADE BY DR. ODOCK, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

V. Reports

Chairman's Report: The Chairman noted that the quarterly project update meeting of the Orange County Partnership took place a couple of weeks ago where several projects were discussed. He stated that he and the CEO attended the Vision Hudson Valley Placemaking Event

where the history of Orange County and how it ties into tourism was discussed.

CEO Report: Mr. Fioravanti stated that the quarterly report to the NYS Monitor was a requirement of the statute and that it was duly provided to Anchin earlier today. He stated that he would provide a copy of the report to the Board for review and feedback. He stated that a Governance Committee meeting would be added to the October 2026 meeting schedule and that the October 21st meeting date would be rescheduled for the week of October 26th. He discussed his departure and transition to the Regional Food Bank of the Hudson Valley but will make himself available as a resource to the Board or to the staff during the transition.

Finance Committee Report: Mr. Greene noted that while August was a quiet month regarding finances, the EPA Brownfield program was an ongoing success. He noted the financials were in line with previous months, and he discussed his recommendations for investments stating that two T-bills would be combined and rolled over into a new 9-month T-bill at J.P. Morgan.

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

A MOTION TO AUTHORIZE THE COMBINING OF THE TWO T-BILLS SLATED TO MATURE ON OCTOBER 1, 2026, AND APRIL 15, 2027, AND REINVEST THE TOTAL AMOUNT INTO A NEW 9-MONTH J.P. MORGAN T-BILL WAS MADE BY MR. TAMBURRI, SECONDED BY MR. PALLADINO, AND PASSED UNANIMOUSLY.

VI. New Business

EMP Holdings LLC / Lemon Building – Inducement Resolution: Mr. Fioravanti discussed the project's new request for Sales Tax Exemption and Mortgage Recording Tax Exemption and read the overview of the project from his CEO Report. Mr. Benton recused himself at 5:35 p.m. Mr. Lansky stated that the project would be used for entertainment space in conjunction with the hotel located nearby. Mr. Lansky confirmed that the project is just beginning the approval process and has an upcoming workshop with the Planning Board. Construction is anticipated to begin in the next 6 to 9 months.

A MOTION TO APPROVE THE INDUCEMENT RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR EMP HOLDINGS, LLC / THE LEMON BUILDING WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED WITH 5 AYES AND ONE ABSTENTION BY MR. BENTON.

Leentjes Amusements / The Castle: Mr. Fioravanti gave a description of the project's request for a PILOT extension. He explained that the OCIDA incentivized their last expansion, which was a 15,000-foot addition and that the tax agreement that was entered into in 2016 was amended in 2017. He stated that the reason the project was before the OCIDA Board was that the PILOT kicked in and the project started making PILOT payments based upon the full expansion that was not realized until several years later because of the COVID shutdown, rising steel prices etc. The project states that they were paying greater PILOT payments based upon the full expansion although the full expansion had not been realized and therefore, the project is not experiencing the full benefit of the PILOT. The project is therefore seeking an extension to add 5 years onto the current PILOT. Counsel explained that the project consisted of three different companies, three different parcels, and a two-year freeze during construction. Mr. Leentjes stated that when he came back to the OCIDA to for the STE extension, he thought that the PILOT

would be reset as well and it was not. Mr. Zodda requested from the project's Counsel an exhaustive list of all the PILOT payments and corresponding invoices received from the Village, Town, and School District so that he can fully understand what benefits were received and figure out an appropriate resolution. Mr. Fioravanti stated that a decision by the Board was not expected at this meeting as research on the project's benefits was ongoing.

A MOTION TO ENTER INTO EXECUTIVE SESSION TO DISCUSS MATTERS OF EMPLOYMENT WAS MADE BY MR. BENTON, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

Executive Session Start – 5:49 p.m.

Executive Session End – 7:55 p.m.

A MOTION TO EXIT THE EXECUTIVE SESSION WAS MADE BY MR. PALLADINO, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

The Chairman noted that no action was taken.

VII. Adjournment

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

The meeting closed at 7:56 p.m.



**Report to the Board of Directors
Felicia Kalan, Consultant
October 2026**

1. CEO Transition Updates

- Former CEO Bill Fioravanti concluded his tenure on Friday, October 9, 2026. He has remained available to answer transition-related questions. Felicia Kalan onboarded as a consultant on October 6, 2026 for the month of October to provide executive and operational oversight during the CEO transition on a part-time basis. A brief overlap period allowed for the orderly handling of immediate matters and for notification to key partners and stakeholders.

2. UTEP Public Hearing

- UTEP Public Hearing was conducted on October 21, 2026 at 4 Crotty Lane, New Windsor, NY and public hearing remained open. *A transcript of the UTEP Public Hearing is included in this packet.*

3. USEPA Brownfield Assessment Grant

- Met with the relevant parties and requested a progress report presentation from HRP Associates for the November Board meeting. As of October 19, 2026, the grant has a remaining balance of \$162,764.90, after payment of a pending \$30,317.00 invoice from HRP Associates. In addition, three administrative line items for the Orange County IDA, totaling \$29,090.00, have not yet been billed.

4. CivicServe

- CivicServe is a cloud-based software platform for economic development agencies that manages incentive programs, project compliance, and state reporting requirements. OCIDA first considered these services to support the annual project filings submitted to the Authorities Budget Office (ABO) and entered a temporary trial period. After a demonstration by the CivicServe team on October 20, 2026, staff found that the full package, quoted at \$26,000, includes several add-on features the Agency would not use at this time. It is therefore recommended that OCIDA request CivicServe to propose a pared-down proposal, with revised pricing, limited to project compliance tracking and ABO annual reporting for Board review. A final determination should be made by a permanent CEO when hired, and therefore it has been left in the budget for 2027 consideration. A signed addendum was

executed on October 8, 2026 extending the trial period through January 31, 2026 at no cost to the OCIDA.

5. Events and Meetings

- **Orange County Partnership Investor Breakfast** held on October 6th, 2026 joint recognition of three honorees as the 2026 Women of Achievement in Economic Development including Maria Bruni, Director of Community Development for the City of Middletown, Valerie Maginsky, Executive Director of the City of Port Jervis Community Development Agency and Cherisse Vickers, Executive Director of the City of Newburgh Industrial Development Agency.
- **Orange County Economic Summit** held on October 16, 2026 at SUNY Orange in Middletown, where economist Gus Scacco of Hudson Valley Investment Advisors gave the keynote on the economic trends, risks, and growth opportunities expected to shape the county over the next five years. The summit followed County Executive Steve Neuhaus's second successful trip to Taiwan, where the County Executive and the Orange County Partnership team met with companies ranging from chip manufacturing, R&D, and drone production as they look to relocate their companies by 2027 due to ongoing conflict with China. Taiwan produces 60% of the world's semiconductors and 90% of the world's advanced smart chips are currently produced in Taiwan, and Orange County is positioned to attract the U.S. expansion and or relocation.
- **Orange County Partnership Annual Event** will be held on Tuesday, December 1 2026, at 5:00 PM at The Barn at Villa Venezia in Middletown. If any board members are interested in attending, please let me know and I will register you.
- **New York State Economic Development Council 2027 Economic Development Conference** will be held February 9-10, 2027 at the Albany Capital Center. If any board members would like to attend, please let me know and I will register you. I have attached a sponsorship document if you are interested in sponsorship opportunities. *A copy of the EDC Conference sponsorship document is included in this packet.*

6. Reschedule November Meeting

- The November Board meeting date is currently scheduled for November 18, 2026 at 5 p.m. but due to Board member scheduling conflicts, I am proposing a meeting date change for Finance Committee and the Board meeting to Monday, November 16, 2026 with Finance beginning at 4:00 p.m. and the Board meeting beginning at 5:00 p.m.



2027 Economic Development Conference

February 9 - 10, 2027

Albany Capital Center, 55 Eagle Street Albany NY

Sponsorship Opportunities

GENERAL EVENT SPONSORSHIPS

Diamond \$5,500
(Includes full page ad)

Gold \$4,000
(Includes 1/2 page ad)

Silver \$3,000
(Includes 1/4 page ad)

Bronze \$2,000

TUESDAY EVENT SPONSORSHIPS

Tuesday, February 9, 2027

Breakfast
\$4,000

Morning Plenary Session
\$4,000

Morning Breakout Sponsors
\$3,000
3 available

Morning Refreshment Break Sponsor
\$3,000

Plenary Lunch Sponsor
\$6,000
Industry Exclusive; 2 available

Afternoon Breakout Sponsors
\$3,000
3 available

Afternoon Refreshment Break Sponsor
\$3,000

Afternoon Plenary Sponsor
\$4,000

Networking Reception
\$6,000
Industry Exclusive; 2 available

WEDNESDAY EVENT SPONSORSHIPS

Wednesday, February 10, 2027

Breakfast
\$4,000

Morning Plenary Session
\$4,000

Morning Breakout Sponsors
\$3,000
3 available

Morning Refreshment Break Sponsor
\$3,000

Sponsorship Benefits:

COMPLIMENTARY REGISTRATIONS

Complimentary registrations are included according to the following levels of contribution:

- \$4,000+ - Three (3) registrations
- \$3,000 - \$3,999 - Two (2) registrations
- \$2,000 - \$2,999 - One (1) registration

FIRST ACCESS TO HOTEL ROOM BLOCK

Sponsors who invest \$3,000 or more before registration opens will have access to the room block at the Renaissance Albany Hotel.

SPECIALITY SPONSORSHIPS

Registration Gift*
\$4,000

Branded Lanyards*
\$4,000

Coffee Cups*
\$4,000

Charging Station
\$5,000

Wi-Fi
\$2,000

Photography
\$2,500

Exhibitor Booths
\$2,000

*Indicates sponsor supplies the product

AD SPACE

Ad space in the program booklet is included for the following sponsor spends:

- \$5,500 + - Includes full page ad
- \$4,000 - Includes ½ page ad
- \$3,000 - Includes ¼ page ad

EXHIBITOR BOOTHS

1 table top exhibitor is included with sponsors who invest \$3,000 or more

ADVERTISING SPACE IN CONFERENCE PROGRAM

Inside Front Cover (Color) : \$3,000

Full page ad spot (Color) : \$1,500

Outside Back Cover (Color): \$3,000

½ page ad spot (Color): \$1,000

Inside Back Cover (Color): \$2,500

¼ page ad spot (Color): \$750

AD/ARTWORK/LOGO SUBMISSION

Please submit ad/artwork and logos in vector formats - EPS, PDF, TIF, or JPEG. PDF files should be written for press quality. All graphics should be 300dpi or better.

Sponsorship Forms are due no later than January 29, 2027.
To guarantee recognition in our conference program please submit by January 22, 2027

To reserve your sponsorship, please complete this online form.

Should you have any questions, please contact NYSEDC Event Consultant Kate Manley at kate@collabkate.com.
Cancellation Policy: Cancellations cannot be refunded after January 29, 2027.

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

	Jul 2026				Aug 2026				Sep-26				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		5,000.00	7,499.97	-2,499.97	
40100 Shovel Ready Reimbursement		16,666.67	-16,666.67			16,666.67	-16,666.67			16,666.67	-16,666.67		0.00	150,000.03	-150,000.03	
40300 Closing Fees		165,000.00	-165,000.00			165,000.00	-165,000.00			165,000.00	-165,000.00		0.00	1,485,000.00	-1,485,000.00	
40400 IDA Administrative Fees		1,083.33	-1,083.33			1,083.33	-1,083.33			1,083.33	-1,083.33		0.00	9,749.97	-9,749.97	
42500 Other Income		0.00	0.00				0.00				0.00		232,194.86	0.00	232,194.86	
43000 Pass Thru Legal Fees		208.33	-208.33			208.33	-208.33			208.33	-208.33		2,500.00	1,874.97	625.03	
45000 Management Fee Income	8,200.00	8,223.50	-23.50		8,776.12	8,223.50	552.62		6,789.85	8,223.50	-1,433.65		65,701.49	74,011.50	-8,310.01	
46000 EPA Brownfield Assess Revenue	69,181.54	69,181.54	0.00		39,327.41	69,181.54	-29,854.13		15,861.01	15,861.01	0.00		232,332.35	0.00	232,332.35	
49000 Interest Earnings	137,460.61	15,411.50	122,049.11		167.46	15,411.50	-15,244.04		115.49	15,411.50	-15,296.01		215,013.34	138,703.50	76,309.84	
Total Income	\$ 214,842.15	\$ 207,426.66	\$ 7,415.49		\$ 48,270.99	\$ 207,426.66	\$ -159,155.67		\$ 22,766.35	\$ 207,426.66	\$ -184,660.31		\$ 752,742.04	\$ 1,866,839.94	\$ -1,114,097.90	
Gross Profit	\$ 214,842.15	\$ 207,426.66	\$ 7,415.49		\$ 48,270.99	\$ 207,426.66	\$ -159,155.67		\$ 22,766.35	\$ 207,426.66	\$ -184,660.31		\$ 752,742.04	\$ 1,866,839.94	\$ -1,114,097.90	
Expenses																
60000 Administrative Costs																
60002 Bank Service Charges			0.00				0.00				0.00		0.00	0.00	0.00	
60003 CFO/Bookkeeping Services			0.00				0.00				0.00		161.72	0.00	161.72	
60004 Fiscal Audit	1,890.00	2,125.00	-235.00			2,125.00	-235.00		1,890.00	2,125.00	-235.00		17,640.00	19,125.00	-1,485.00	
60005 Insurance	1,598.57	1,550.00	48.57		1,970.46	1,550.00	420.46		1,361.42	1,550.00	-188.58		14,685.70	13,950.00	735.70	
60006 Office Supplies and Postage	688.58	916.67	-228.09		595.56	916.67	-321.11		536.92	916.67	-379.75		6,549.11	8,250.03	-1,700.92	
60007 Professional Fees		4,085.42	-4,085.42			4,085.42	-4,085.42		1,995.00	4,085.42	-2,090.42		5,344.00	36,768.78	-31,424.78	
60008 Travel, Lodging, Meals	424.93	708.33	-283.40		275.00	708.33	-433.33		305.40	708.33	-402.93		5,696.32	6,374.97	-678.65	
60009 Anchin / NYS Monitor Costs		18,750.00	-18,750.00			18,750.00	-18,750.00			18,750.00	-18,750.00		0.00	168,750.00	-168,750.00	
60010 Anchin		0.00	0.00			0.00	0.00			0.00	0.00		99,769.97	0.00	99,769.97	
60011 Brown & Weinraub Advisors	6,500.00	6,500.00	0.00		6,500.00	6,500.00	0.00		6,500.00	6,500.00	0.00		58,500.00	0.00	58,500.00	
60012 Other Consultants		0.00	0.00		18,746.00	18,746.00	0.00		23,496.94	23,496.94	0.00		364,683.37	0.00	364,683.37	
Total 60009 Anchin / NYS Monitor Costs	\$ 6,500.00	\$ 18,750.00	\$ -12,250.00		\$ 25,246.00	\$ 18,750.00	\$ 6,496.00		\$ 29,996.94	\$ 18,750.00	\$ 11,246.94		\$ 522,953.34	\$ 168,750.00	\$ 354,203.34	
Total 60000 Administrative Costs	\$ 11,102.08	\$ 29,760.42	\$ -18,658.34		\$ 28,087.02	\$ 29,760.42	\$ -1,673.40		\$ 36,085.68	\$ 29,760.42	\$ 6,325.26		\$ 573,030.19	\$ 267,843.78	\$ 305,186.41	
60200 Agency Support Expenses			0.00				0.00				0.00		0.00	0.00	0.00	
60201 IT Support & Audio/Visual	910.51	2,916.67	-2,006.16		1,462.27	2,916.67	-1,454.40		4,578.59	2,916.67	1,661.92		19,568.26	26,250.03	-6,681.77	
60202 Marketing & PR	48.36	6,236.67	-6,188.31		4,396.96	6,236.67	-1,839.71		6,794.74	6,236.67	558.07		47,900.19	56,130.03	-8,229.84	
60203 Memberships and Events	3,426.50	1,073.33	2,353.17			1,073.33	-1,073.33		100.00	1,073.33	-973.33		10,673.79	9,659.97	1,013.82	
60204 Training and Education	45.00	333.33	-288.33		90.00	333.33	-243.33		135.00	333.33	-198.33		4,999.03	2,999.97	1,999.06	
60205 Government Affairs Expense		0.00	0.00				0.00				0.00		100.00	0.00	100.00	
Total 60200 Agency Support Expenses	\$ 4,430.37	\$ 10,560.00	\$ -6,129.63		\$ 5,949.23	\$ 10,560.00	\$ -4,610.77		\$ 11,608.33	\$ 10,560.00	\$ 1,048.33		\$ 83,141.27	\$ 95,040.00	\$ -11,898.73	
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	7,499.97	-7,499.97	
60404 Legal Counsel		10,416.67	-10,416.67		324.00	10,416.67	-10,092.67		6,794.74	10,416.67	-3,621.93		26,172.35	93,750.03	-67,577.68	
60405 Legal, Pass Thru		208.33	-208.33			208.33	-208.33		100.00	208.33	-108.33		2,500.00	1,874.97	625.03	
60406 Local Labor Audit/Fees Expense		416.67	-416.67			416.67	-416.67			416.67	-416.67		1,365.00	3,750.03	-2,385.03	
60408 Shovel Ready Program		125,166.67	-125,166.67			125,166.67	-125,166.67			125,166.67	-125,166.67		0.00	1,126,500.03	-1,126,500.03	
60409 EPA Brownfield Assessments	69,181.54	69,181.54	0.00		39,327.41	69,181.54	-29,854.13		15,861.01	69,181.54	-53,320.53		232,332.35	0.00	232,332.35	
Total 60400 Projects/Programs	\$ 69,181.54	\$ 137,041.67	\$ -67,860.13		\$ 39,651.41	\$ 137,041.67	\$ -97,390.26		\$ 15,861.01	\$ 137,041.67	\$ -121,180.66		\$ 262,369.70	\$ 1,233,375.03	\$ -971,005.33	
61000 Payroll Expenses			0.00				0.00				0.00		0.00	0.00	0.00	
61001 Employee Benefits	3,543.27	3,074.92	468.35		3,093.55	3,074.92	18.63		3,303.91	3,074.92	228.99		29,830.43	27,674.28	2,156.15	
61002 Payroll Taxes & Fees (Staff Line)	3,153.99	2,923.75	230.24		2,318.97	2,923.75	-604.78		2,336.77	2,923.75	-586.98		26,259.53	26,313.75	-54.22	
61003 Salaries	32,288.20	27,845.25	4,442.95		24,393.76	27,845.25	-3,451.49		24,489.76	27,845.25	-3,355.49		245,630.01	250,607.25	-4,977.24	
61004 Retirement and Profit-Sharing		1,369.42	-1,369.42			1,369.42	-1,369.42			1,369.42	-1,369.42		2,025.00	12,324.78	-10,299.78	
61005 Deferred Compensation		2,083.33	-2,083.33			2,083.33	-2,083.33			2,083.33	-2,083.33		0.00	18,749.97	-18,749.97	
Total 61000 Payroll Expenses	\$ 38,965.46	\$ 37,296.67	\$ 1,668.79		\$ 29,806.28	\$ 37,296.67	\$ -7,490.39		\$ 30,130.44	\$ 37,296.67	\$ -7,166.23		\$ 303,744.97	\$ 335,670.03	\$ -31,925.06	
62000 Building Expenses			0.00				0.00				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		8,506.72	7,222.75	1,283.97		84,877.59	65,004.75	19,872.84	
62003 Building Utilities		676.58	-676.58		856.50	676.58	179.92		553.21	676.58	-123.37		5,601.63	6,089.22	-487.59	
62006 Internet and Telephones	513.13	458.33	54.80		513.33	458.33	55.00		258.27	458.33	-200.06		4,335.44	4,124.97	210.47	
62007 Maintenance	600.00	733.33	-133.33		450.00	733.33	-283.33		496.14	733.33	-237.19		5,496.14	6,599.97	-1,103.83	
62008 Repairs/Renovations		166.67	-166.67			166.67	-166.67			166.67	-166.67		0.00	1,500.03	-1,500.03	
Total 62000 Building Expenses	\$ 9,619.85	\$ 9,257.66	\$ 362.19		\$ 10,326.55	\$ 9,257.66	\$ 1,068.89		\$ 9,814.34	\$ 9,257.66	\$ 556.68		\$ 100,310.80	\$ 83,318.94	\$ 16,991.86	
Total Expenses	\$ 133,299.30	\$ 223,916.42	\$ -90,617.12		\$ 113,820.49	\$ 223,916.42	\$ -110,095.93		\$ 103,499.80	\$ 223,916.42	\$ -120,416.62		\$ 1,322,596.93	\$ 2,015,247.78	\$ -692,650.85	
Net Operating Income	\$ 81,542.85	\$ 16,489.76	\$ 98,032.61		\$ 65,549.50	\$ 16,489.76	\$ -49,059.74		\$ 80,733.45	\$ 16,489.76	\$ -64,243.69		\$ 569,854.89	\$ 148,407.84	\$ -421,447.05	
Net Income	\$ 81,542.85	\$ 16,489.76	\$ 98,032.61		\$ 65,549.50	\$ 16,489.76	\$ -49,059.74		\$ 80,733.45	\$ 16,489.76	\$ -64,243.69		\$ 569,854.89	\$ 148,407.84	\$ -421,447.05	

Orange County Industrial Development Agency
Transaction List by Vendor
September 2026

Vendor	Date	Memo	Amount	August
Acquisitions Marketing Inc.	09/01/2026	Live streaming services and marketing agency support August 2026	\$ 2,500.00	\$ 2,000.00
Adams Fairacre Farms	09/01/2026	Marty Borrás - August 2026 BOD & Committee Meetings	\$ 20.93	
BLEAKLEY PLATT & SCHMIDT, LLP	09/01/2026	Legal services and expenses related to state monitor litigation	\$23,496.94	\$ 18,746.00
Brown & Weinraub Advisors, LLC	09/01/2026	Professional services for September 2026	\$ 6,500.00	\$ 6,500.00
Complete Document Solutions	09/01/2026	Monthly contract overage charges for Xerox C8245 printer	\$ 1.30	
Credit Card Payment Processing	09/09/2026	Dropbox Annual Subscription	\$ 2,304.00	\$ 123.50
First Columbia 4-LA, LLC	09/03/2026	Electric and gas delivery and supply charges for July-August 2026	\$ 553.21	\$ 856.50
	09/28/2026	Rent and CAM charges for October	\$ 8,506.72	\$ 8,506.72
Frances Roth	09/23/2026	Stenographer services for IDA Hearing / Scannell Amazon transcript Sept 10 2026	\$ 1,995.00	
Gannett New York-New Jersey LocalIQ	09/15/2026	Public hearing notice advertising for PILOT deviation	\$ 114.34	
HRP Associates, Inc.	09/11/2026	Environmental assessment services and project management for Brownfield Grants	\$15,861.01	\$ 39,327.41
Intuit	09/01/2026	QuickBooks software subscription	\$ 151.38	\$ 151.38
	09/01/2026	QuickBooks software subscription	\$ 151.38	\$ 151.38
ManyChat	09/01/2026	Marketing & PR	\$ 16.22	
	09/17/2026	Marketing & PR	\$ 16.22	\$ 16.22
Meeting Tree Computer Corp.	09/01/2026	Monthly IT user support, security stack, and training compliance services	\$ 450.00	
	09/29/2026	IT support, security, and compliance training services	\$ 450.00	\$ 900.00
Microsoft Office Azure	09/23/2026	Microsoft Office / Azure services for IT support	\$ 235.20	\$ 235.20
Niki Jones Agency, Inc.	09/01/2026	Monthly retainer and website SEO services for September 2026	\$ 2,320.00	
	09/17/2026	Monthly retainer work and website SEO basic plan services for October 2026	\$ 2,320.00	\$ 2,320.00
OpenAI	09/01/2026	Marketing & PR	\$ 21.63	
	09/26/2026	Marketing & PR	\$ 21.63	\$ 43.26
PEAC Solutions	09/11/2026	Monthly equipment lease and supply freight charges	\$ 456.68	\$ 456.68
Primo Brands - Blue Triton - Crystal Rock	09/01/2026	Water delivery and service fees July - August 2026	\$ 32.53	
RBT CPAs LLP	09/17/2026	Monthly AR and AP processing and advisory services August 2026	\$ 1,890.00	
Spectrum	09/17/2026	62006 IT & Telephones	\$ 258.27	\$ 258.27
Times Union	09/01/2026	Marketing & PR	\$ 7.96	
	09/29/2026	Marketing & PR	\$ 7.96	\$ 7.96
TJE Cleaning Service	09/17/2026	Monthly cleaning service for Sept 2026 including service credits for 3 missed days	\$ 496.14	\$ 450.00
USPS		USPS Follow up / Amazon Public Hearing Notice to TJ		
	09/01/2026	Public Hearing Scheduled for 9/10/26	\$ 25.48	\$ 22.62

Orange County Industrial Development Agency
Banks Accounts/Certificates of Deposit/Money Markets Accounts
As of September 30, 2026

Listed in order of maturity date.

Purchase Date	Maturity Date	# of Months	Bank	Bank Balance	Principal	Interest Rate
--	--	--	--			--
7/12/26	4/12/27	9 months	Provident Bank	\$	3,000,000	4.00%
7/12/26	4/15/27	9 months	JP Morgan T-Bill	\$	1,499,436	3.74%
3/23/26	12/23/26	9 months	Provident Bank	\$	2,550,000	3.73%
12/26/25	10/1/26	9 months	JP Morgan T-Bill	\$	898,901	3.41%
Bank						
			Account Type	Amount		% of total
Chase Bank			Checking Account - IDA Ops	\$	183,501	2%
Orange Bank & Trust			Checking Account - Trust Escrow	\$	8,078	0%
Total CDs & Treasuries			Certificates of Deposit & Treasuries	\$	7,948,337	98%
				\$	8,139,915	100%

Orange County Industrial Development Agency
MRB Cost Benefit Calculator

Date August 20, 2026
Project Title Scannell Properties #600 LLC & Amazon.com Services Inc.
Project Location 22 McBride Rd. Slate Hill, NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

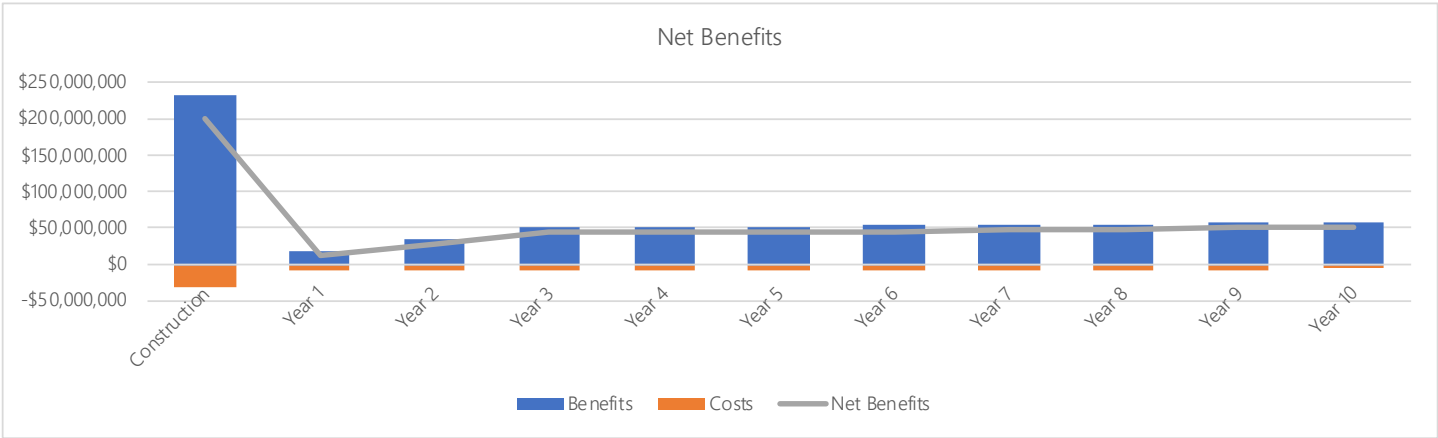
Project Total Investment

\$607,000,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	1797	879	2676
Earnings	\$163,746,998	\$54,478,228	\$218,225,226
Local Spend	\$424,900,000	\$183,758,153	\$608,658,153

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	750	177	927
Earnings	\$285,304,155	\$169,600,913	\$454,905,068

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

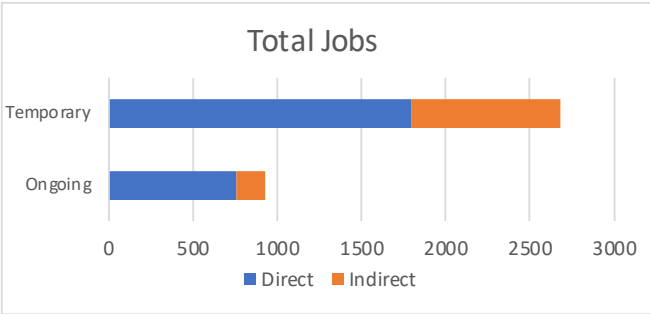
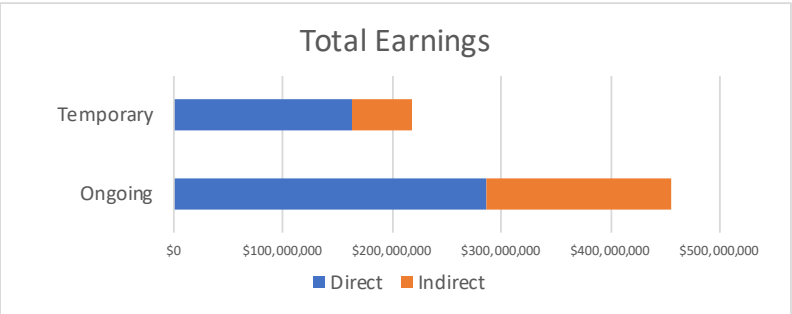


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$70,478,263	\$63,325,634
Sales Tax Exemption	\$31,008,750	\$31,008,750
Local Sales Tax Exemption	\$14,470,750	\$14,470,750
State Sales Tax Exemption	\$16,538,000	\$16,538,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$101,487,013	\$94,334,384

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$696,833,576	\$643,345,275
To Private Individuals	\$674,130,294	\$622,994,163
Temporary Payroll	\$218,225,226	\$218,225,226
Ongoing Payroll	\$454,905,068	\$403,788,545
Other Payments to Private Individuals	\$1,000,000	\$980,392
To the Public	\$22,703,282	\$20,351,111
Increase in Property Tax Revenue	\$17,080,359	\$15,070,689
Temporary Jobs - Sales Tax Revenue	\$1,336,630	\$1,336,630
Ongoing Jobs - Sales Tax Revenue	\$2,786,294	\$2,473,205
Other Local Municipal Revenue	\$1,500,000	\$1,470,588
State Benefits	\$35,002,775	\$32,344,716
To the Public	\$35,002,775	\$32,344,716
Temporary Income Tax Revenue	\$9,820,135	\$9,820,135
Ongoing Income Tax Revenue	\$20,470,728	\$18,170,485
Temporary Jobs - Sales Tax Revenue	\$1,527,577	\$1,527,577
Ongoing Jobs - Sales Tax Revenue	\$3,184,335	\$2,826,520
Total Benefits to State & Region	\$731,836,351	\$675,689,991

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$643,345,275	\$77,796,384	8:1
State	\$32,344,716	\$16,538,000	2:1
Grand Total	\$675,689,991	\$94,334,384	7:1

*Discounted at 2%

Additional Comments from IDA

This analysis is based upon a 10-year PILOT that was negotiated down from an original 20-year term. The proposed project also includes a \$1 million payment to Town of Wawayanda and \$1 million for construction of new ambulance bay building for the town. Assumes at least 70% of all construction labor will be local.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

PREPARED FOR:

Orange County Industrial Development Agency
4 Crotty Lane #100
New Windsor, NY 12553

Economic and Fiscal Impact

SCANNELL PROPERTIES #600 AND AMAZON.COM SERVICES LLC

Orange County
Industrial Development Agency

AUGUST 20, 2026

PREPARED BY:



518.899.2608

www.camoinassociates.com

CAMOIN ASSOCIATES

ABOUT THE STUDY

Camoin Associates was retained by the Orange County Industrial Development Agency to measure the potential economic and fiscal impacts of a project proposed by Scannell Properties #600, LLC and Amazon.com Services LLC which entails the demolition of existing structures and the construction of a 3.2 million square foot distribution center and warehouse, including office space at 22 McBride Road, Wawayanda, New York.

The goal of this analysis is to provide a complete assessment of the total economic, employment, and tax impacts of the project on Orange County that result from the construction phase and on-site operations.

The primary tool used in this analysis is the input-output model developed by Lightcast. Primary data used in this study was obtained from the developer's application for financial assistance to the Orange County Industrial Development Agency and included the following data points: construction spending, new jobs, and the payment in lieu of taxes (PILOT) schedule information.

The economic impacts are presented in four categories: direct impact, indirect impact, induced impact, and total impact. The indirect and induced impacts are commonly referred to as the "multiplier effect."

STUDY INFORMATION

Data Source:
Scannell Properties #600, LLC and
Amazon.com Services LLC
Application for Assistance, and
the Orange County Industrial
Development Agency

Geography:
Orange County

Study Period:
2024

Modeling Tool:
Lightcast

DIRECT IMPACTS

This initial round of impacts is generated as a result of spending on construction and operations.

INDIRECT IMPACTS

The direct impacts have ripple effects through business-to-business spending. This spending results from the increase in demand for goods and services.

INDUCED IMPACTS

Impacts that result from spending by facility employees and employees of suppliers. Earnings of these employees enter the economy as employees spend their paychecks in the County on food, clothing, and other goods and services.

ECONOMIC & FISCAL IMPACT

ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY: **SCANNELL/AMAZON**



TOTAL NUMBER OF
JOBS CREATED:

2,427 JOBS

750

Permanent
On-Site Jobs

227

Permanent
Indirect Jobs

630

Direct
Construction
Jobs

770

Indirect
Construction
Jobs



Assistance

PILOT

SALES TAX EXEMPTION

10-year

\$31 million

Annual Earnings:
\$47.1 MN

Annual Sales:
\$144.8 MN

Construction:

**\$421.9
MILLION**
spending



**\$208.7
MILLION**
earnings

Increase in County
Revenues From Property:

\$17.1 million

Total PILOT
Payments:

\$18.9 MN

Total Otherwise
Applicable
Property Taxes:

\$1.9 MN



**Average Annual
Sales Tax Revenue:**

\$238,378



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FISCAL IMPACT ANALYSIS 4

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EXECUTIVE SUMMARY

The Orange County Industrial Development Agency (the Agency) received an application for financial assistance from Scannell Properties #600, LLC and Amazon.com Services LLC (the Applicant) for the proposed construction of a 3.2 million square foot facility (the Project) at 22 McBride Road, Wawayanda, New York (the Site). The Project being proposed by the Applicant entails the construction of a distribution and warehousing center for use by the Applicant. The Agency commissioned Camoin Associates to conduct an economic and limited fiscal impact of the Project on Orange County (the County).

This study evaluates the Project's impact on the county economy and local municipal revenues, isolating only the economic activity that would not occur without the Project.

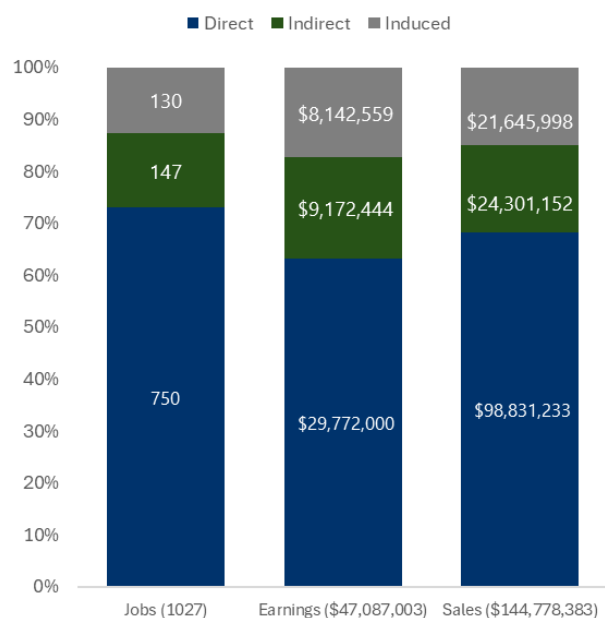
Construction Impact

- The construction phase associated with the Project would result in over **\$421.9 million in total one-time construction-related spending** in Orange County supporting **1,400 jobs** over the construction period throughout the county and over **\$208.6 million in earnings**. (Source: Lightcast)
- Sales tax associated with the construction phase earnings would generate approximately **\$1,056,309 in new sales tax revenue for the County** over the three-year construction period, or approximately \$352,100 per year.

Annual Impact of On-Site Employment

- The Project would support **750 direct on-site jobs earning nearly \$30 million annually**, which would generate a total economic impact of 277 additional jobs county-wide with over \$17.3 million in associated earnings. (Source: Lightcast)
- Sales tax associated with the on-site employee earnings are estimated to generate **\$238,378 in sales tax revenue to the county** annually.
- Through negotiations with the Agency, the Applicant could have access to a sales tax exemption valued at up to \$31 million. However, if we assume that the Project would not occur absent of IDA benefits, this is not actually a "cost" to the county since no future revenue stream would exist without the exemption.
- Under the proposed 10-year PILOT agreement with the Agency, **the Applicant would pay approximately \$18.9 million over the duration of the agreement, equating to an average annual payment of \$1.9 million.**
- Under the proposed 10-year PILOT agreement, the Applicant would pay approximately \$17.1 million more than the property tax payments generated by the Site if the Project were not to occur. In other words, the **PILOT represents a benefit to the affected taxing jurisdictions averaging \$1.7 million per year.**

Total Annual Economic Impact - Operation Phase



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ECONOMIC IMPACT ANALYSIS

Estimates of direct economic activity during the construction phase and at full project operation, as provided by the Applicant, served as the primary inputs for the economic impact model. Camoin Associates used the input-output model designed by Lightcast to calculate total economic impacts. Lightcast allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the county and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Orange County economy. This is captured in the indirect and induced impacts and is commonly referred to as the “multiplier effect.” See Attachment A for more information on economic impact analysis.

CONSTRUCTION PHASE IMPACTS

The Applicant anticipates that private sector investment in the construction of the Project would cost a total of \$600 million¹. Based on the established request for sales tax exemption as detailed in the Application, it is assumed that \$375 million of the total cost will be on materials and the remainder, \$225 million, will be on labor. Based on information provided in the Application, it is assumed that 70% of the labor costs will be sourced from within Orange County. Additionally, it is assumed that 40%² of the construction materials will be sourced from within the county for a total of \$306.2 million in new spending in Orange County associated with the construction phase of the Project.

Table 1

Project Costs and Construction Phase Spending

		Percent of Spending in	Direct Spending in
	<u>Total Project (1)</u>	<u>Orange County (2)</u>	<u>Orange County</u>
<u>Construction Costs</u>			
Construction Labor	\$ 225,000,000	70%	\$ 157,500,000
<u>Construction Materials</u>	<u>\$ 375,000,000</u>	40%	<u>\$ 148,743,771</u>
Total Costs	\$ 600,000,000	51%	\$ 306,243,771

(1) The Applicant indicated total construction costs of \$600 million, including \$375 million in material cost (construction and FFE), therefore \$225 million is assumed to be construction labor.

(2) The Applicant indicated that 70% of labor costs would be sourced from Orange County. Camoin Associates conducted an industry analysis to determine the percent of construction related materials that would likely be sourced from within Orange County.

Source: Applicant, Camoin Associates

¹ Includes project costs detailed in Section III for Building Construction & Renovation (\$450 million) plus additional costs detailed in Attachment A, Section III for FFE (\$150 million).

² According to Lightcast, approximately 40% of construction spending in Orange County is sourced from businesses within Orange County.

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Based on \$306,243,771 worth of net new direct spending in Orange County associated with the construction phase of the Project, Camoin Associates determined that there would be over \$421.9 million in total one-time construction related spending supporting 1,400 jobs over the construction period throughout the county and over \$208.6 million in earnings. Table 2 outlines the economic impacts of construction.

Table 2

Economic Impact - Construction Phase

Total Activity			
		Earnings	Sales
Total Associated Activity	\$	225,000,000	\$ 600,000,000
Percent in Orange County		70%	51%
Economic Impact in Orange County - Construction Phase			
	Job Years (1)	Earnings	Sales
Direct	630	\$ 157,500,000	\$ 306,243,771
Indirect	335	\$ 23,346,137	\$ 60,400,891
Induced	436	\$ 27,807,490	\$ 55,261,422
Total	1,400	\$ 208,653,627	\$ 421,906,084

Source: Lightcast, Camoin Associates.

(1) Applicant anticipates at least 300 jobs created for the three years of construction, or 900 "job years". Assuming 70% are sourced from Orange County, that is 630 direct job years.

IMPACTS OF ON-SITE EMPLOYMENT

Upon completion, the Project will be a warehouse and distribution facility. Based on the application, it is assumed that there will be 750 jobs on-site upon completion, earning nearly \$30 million annually. Using these estimated new jobs as direct inputs into the model, Lightcast was used to calculate the economic impacts of the on-site activity. Table 3 details the impact that the on-site activity will have on Orange County in terms of employment, earnings, and sales.

Table 3

Economic Impact - On-Site Operations

	Jobs	Earnings	Output
Direct	750	\$ 29,772,000	\$ 98,831,233
Indirect	147	\$ 9,172,444	\$ 24,301,152
Induced	130	\$ 8,142,559	\$ 21,645,998
Total	1,027	\$ 47,087,003	\$ 144,778,383

Source: Lightcast, Camoin Associates

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FISCAL IMPACT ANALYSIS

In addition to the economic impact of the Project on the local economy (outlined above), there would also be a fiscal impact in terms of annual property tax and sales tax generation. The following section of the analysis outlines the impact of the completed Project on the local taxing jurisdictions in terms of the cost and/or benefit to municipal budgets.

PAYMENT IN LIEU OF TAXES (PILOT)

A PILOT schedule has been developed by the Orange County IDA. Table 4 analyzes the proposed schedule by comparing three different scenarios, including No Project, Project and PILOT, and Project and 485(b) abatement program. The results of these three scenarios are detailed in Table 4.

- Column A: Assumes no project occurs and the parcel remains vacant. Please note that the annual payments outlined in this column assume an annual increase of 2%.
- Column B: Proposed PILOT schedule that includes PILOT payments plus Special Districts.
- Column C: Tax revenue schedule under 485(b) abatement program through year 10 and then full taxes starting in year 11.
- Column D: Shows the benefit to the County as a comparison between what the parcel is currently generating with what would be generated under the PILOT.
- Column E: Calculates the benefit to the Applicant as a comparison between what they would pay if they did the Project without the PILOT to what they will pay with the PILOT. The Applicant has stated that without financial assistance, the Project will not be economically feasible. This analysis is therefore hypothetical, to provide a comparison only.

In accepting the proposed PILOT schedule, benefits flowing to the jurisdictions in the county would register over \$12.6 million on a present value basis.

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Table 4

Tax Payments Comparison

	A	B	C	D	E
	Property Tax Payment Without Project (1)	PILOT Payment	Property Tax Payment With Project and 485(b) Exemption (3)	Benefit or (Cost) to County - (B-A)	Benefit or (Cost) to Applicant - (C-B)
Year					
1	\$ 169,493	\$ 1,406,274	\$ 4,349,809	\$ 1,236,782	\$ 2,943,535
2	\$ 172,882	\$ 1,434,400	\$ 4,826,049	\$ 1,261,517	\$ 3,391,649
3	\$ 176,340	\$ 1,463,088	\$ 5,319,597	\$ 1,286,748	\$ 3,856,510
4	\$ 179,867	\$ 1,492,350	\$ 5,830,958	\$ 1,312,483	\$ 4,338,608
5	\$ 183,464	\$ 1,522,196	\$ 6,360,645	\$ 1,338,732	\$ 4,838,448
6	\$ 187,134	\$ 1,552,640	\$ 6,909,187	\$ 1,365,507	\$ 5,356,546
7	\$ 190,876	\$ 1,583,693	\$ 7,477,126	\$ 1,392,817	\$ 5,893,433
8	\$ 194,694	\$ 2,478,112	\$ 8,065,020	\$ 2,283,418	\$ 5,586,908
9	\$ 198,588	\$ 2,527,674	\$ 8,673,438	\$ 2,329,087	\$ 6,145,764
10	\$ 202,559	\$ 3,475,828	\$ 9,302,967	\$ 3,273,268	\$ 5,827,139
Total	\$ 1,855,897	\$ 18,936,256	\$ 67,114,796	\$ 17,080,359	\$ 48,178,541
Average	\$ 185,590	\$ 1,893,626	\$ 6,711,480	\$ 1,708,036	\$ 4,817,854
NPV (2)	\$ 1,421,722	\$ 14,049,270	\$ 50,126,696	\$ 12,627,548	\$ 36,077,427

Source: Orange County IDA, Camoin Associates

(1) Assumes 2% annual increase.

(2) Assumes 5% discount rate

(3) Full taxes starting in Year 11

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OTHER EXEMPTIONS

The PILOT program would offer the Applicant savings in terms of property tax benefits, but there are other benefits to working with the Agency including a sales tax exemption on construction materials and furniture, fixtures, and equipment.

Table 5

Summary of Costs to the County

Sales Tax Exemption	\$	31,008,750
---------------------	----	------------

Source: Applicant, Camoin Associates

The additional incentive offered by the Agency will benefit the Applicant but will not negatively affect the county because, without the Project, the County by definition would not be receiving any associated sales tax or mortgage tax revenue.

SALES TAX REVENUE

SALES TAX REVENUE – CONSTRUCTION PHASE

The one-time construction phase earnings described by the total economic impact of the construction work (see previous section) would lead to additional sales tax revenue for the County. Based on households in the Northeast, it is assumed that approximately 10% of earnings are saved and 90% are spent³. Of that 90% spent, it is assumed that 60% is spent within Orange County and of that, 25% of those purchases would be taxable.⁴

Table 6

**One-Time Sales Tax Revenue
Temporary Construction Phase**

Total New Earnings	\$	208,653,627
Total New Earnings Spent (90%)	\$	187,788,264
Amount Spent in County (60%)	\$	112,672,958
Amount Taxable (25%)	\$	28,168,240
County Sales Tax Rate		3.75%
New County Tax Revenue	\$	1,056,309

Source: Camoin Associates, Lightcast, Bureau of Labor Statistics

As a result of the construction phase employment, the County would receive approximately \$1.1 million in new sales tax revenue over the three year construction period, or approximately \$352,100 per year.

³ Source: Bureau of Labor Statistics, Consumer Expenditure Survey. Although this figure is not precise, it is considered conservative based on the results of the BLS Consumer Expenditure Survey, which found that households in the Northeast within the typical earning brackets of this project have limited savings.

⁴ A retail leakage analysis of Orange County suggests that a vast majority of the goods and services that employees will be purchasing are available within the county (food, clothing, vehicles, computers, etc.), but there still will be some outside spending on travel and through purchases made online and in neighboring counties. Based on third-party proprietary retail spending data, 60% is a reasonable assumption for the amount of in-county spending. (Source: Lightcast Consumer Spending In-Region Availability Analysis)

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SALES TAX REVENUE – EMPLOYEE EARNINGS

The earnings generated by on-site jobs that will occur once the Project is operational (described under Impacts of On-Site Employment) would lead to additional annual sales tax revenue for the county. Following a similar methodology as described for the construction phase sales tax revenue, Table 7 displays the annual tax revenue that the County will receive.

Table 7

Annual Sales Tax Revenue**On-Site Operations**

Total New Earnings	\$	47,087,003
Total New Earnings Spent (90%)	\$	42,378,303
Amount Spent in County (60%)	\$	25,426,982
Amount Taxable (25%)	\$	6,356,745
County Sales Tax Rate		3.75%
New County Tax Revenue	\$	238,378

Source: Camoin Associates, Lightcast, Bureau of Labor Statistics

CAMOIN ASSOCIATES

ATTACHMENT A: WHAT IS ECONOMIC IMPACT ANALYSIS?

An economic impact analysis describes how “new” money entering a region influences the local economy. This “new” money can be generated in two ways:

- 41 When an industry, event, or policy brings new revenue into the region that would otherwise not exist.
- 51 When an industry, event, or policy retains revenue that would have otherwise left the region.

Economic impact analyses can also assess the negative economic implications of “losing” a particular business, industry, or attraction, which results in money leaving the region.

Economic impacts do not occur when spending simply shifts from one business or industry to another because of a new facility. For example, town residents attending a game at a new football stadium instead of going to the local movie theater will not generate a new economic impact. However, if town leaders decide to host a concert series at the new football stadium, new visitation and spending related to the concert series would create an economic impact.

UNDERSTANDING ECONOMIC IMPACTS

Economic impacts are typically broken down into direct, indirect, and induced effects.

Direct Effects are the new activities under investigation.

- Example: The sale of RVs from a new manufacturer in Elkhart, IN, to the rest of the country

Indirect Effects reflect the extent of local supply chains for the activity being analyzed.

- Example: The steel, tires, and cabinets purchased by the RV manufacturer in Elkhart, IN, from local suppliers, the purchases made by those suppliers from their local suppliers, and so on

Induced Effects represent the actions of employees who are supported by direct and indirect activities.

- Example: An employee who works for the RV company’s primary tire supplier in Elkhart, IN, purchases groceries at the local supermarket.

Traditionally, the three types of effects are evaluated in terms of jobs, labor income or earnings, industry output or sales, and value-added or gross regional product. The sum of the direct, indirect and induced effects is equal to the total economic impact.

ESTIMATING ECONOMIC IMPACTS

An input-output (I-O) model is used to estimate these effects. In the US, I-O models are derived from the Bureau of Economic Analysis’ National Income and Product Accounts. These accounts provide the economic “recipe” each industry follows to produce its output. This includes the value of inputs purchased from other industries, as well as the contributions of labor, taxes paid, and a measure of profits.

I-O models also capture household spending patterns. All of these inputs are adjusted for each study area based on the estimated portion of goods and services that businesses and households purchase from local suppliers. Adjustments are also made for in-commuting by workers who then take their earnings home and spend them outside the region.

The resulting “multipliers” show, for each direct dollar spent in the region, how many additional dollars (or cents) are generated at local suppliers (indirect) and providers of goods and services to households (induced). For example, suppose an industry has a multiplier of 2.5, for every positive or negative change to that industry. In this case, the total effect on the regional economy will be 2.5 times the original change.

BENEFITS OF AN ECONOMIC IMPACT ANALYSIS

Economic impact analysis is a flexible tool that can be used to quantify the benefit/cost of a particular project, asset, or industry. To yield the most accurate results, studies of this nature rely heavily on high-quality data and research-based assumptions. A well-crafted economic impact analysis can be used by governments, businesses, and organizations to clearly tell a story about how a specific change will affect a given economic environment.

ATTACHMENT B: DATA SOURCES



Lightcast

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. [Click to learn more.](#)

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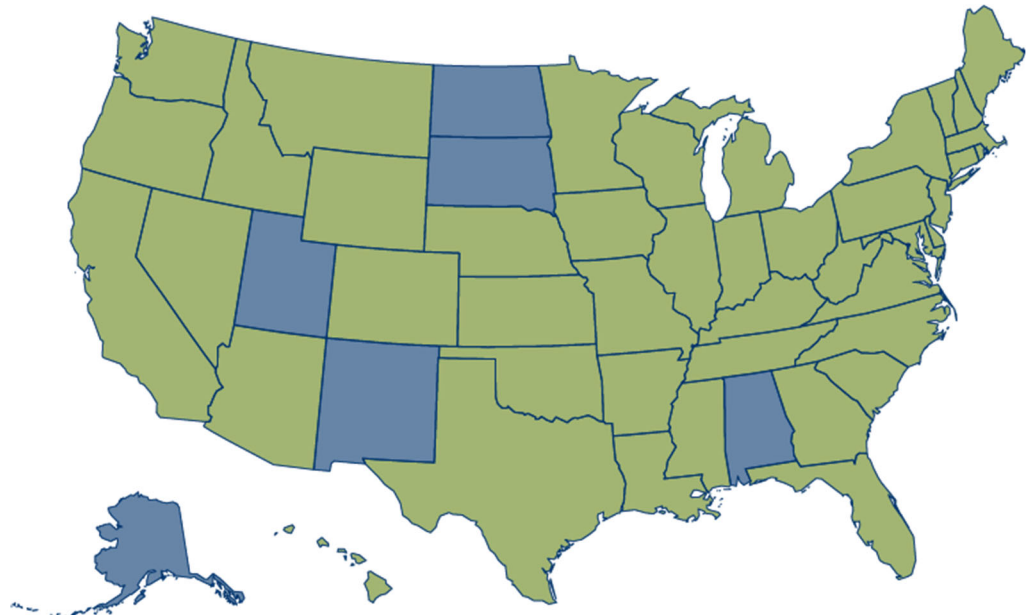
ABOUT CAMOIN ASSOCIATES

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of \$6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 44 states and garnered attention from national media outlets including Marketplace (NPR), Crain's New York Business, Forbes magazine, The New York Times, and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at www.camoinassociates.com. You can also find us on Twitter [@camoinassociate](https://twitter.com/camoinassociate) and on [Facebook](https://www.facebook.com/camoinassociate).

THE PROJECT TEAM

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Analyst



Leading action to
grow your economy

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ORIGINAL

THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATE OF NEW YORK

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In The Matter of

RE: SCANNELL PROPERTIES #600, LLC and
AMAZON.COM SERVICES LLC

-----X

September 10, 2026
5:45 p.m.
Minisink Valley Middle School
2320 State Route 6
Slate Hill, NY 10973

B E F O R E: WILLIAM FIORAVANTI
CEO OCNYIDA

FRANCES ROTH
Professional Court Reporter
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Kelly Reilly
OCNYIDA Director of Administration

Frances Roth, RPR
Court Reporter

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MR. FIORAVANTI: Welcome to the Orange County IDA public hearing for Amazon Scannell. My name is Bill Fioravanti, I'm the C.E.O. of the Orange County IDA. I'd like to open this public hearing at 5:45 p.m. In a moment I'm going to read the public hearing notice then we'll begin taking public comments. I do want you to know we're going to limit the public comment to three minutes and one comment per person. I won't have come up a second. Please give us yours all your comments within the three minutes allotted and please keep your comments dedicated to the ten year PILOT that is being considered by the IDA board. That is what we're here to take comments on. I do ask as we did last time and I think we did a great job of being respectful to whoever is speaking, no jeers or cheers, let's let everyone speak and get their comments on the record, that's what we're here to do and do it respectfully. I want you to know that we will accept written comments until Thursday, September 17th at 4:00 p.m., that's next Thursday evening, you can send those comments to the Orange County IDA at 4 Crotty Lane, Suite 100, New Windsor New York 12553. Of course you can find that

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information on the website. And certainly ask us if we need any information. I want to make sure that's easy. I do want to continue to direct you to our website especially the projects page of our website, that's where all of our projects that our board is even considering are included, every document related to that application for the public hearing, the cost benefit analysis, the transcript of hearings like this, they're all available to the public in full transparency on the project's page. Each project has a folder on that projects page. I also urge you to when you do visit go to the meetings page, that's another important page for you to visit. It shows all of our past meetings and you can look at all the relevant information and watch the videos and of course it has meetings that are coming up. You can look at all the documents that the board is going to look at and you'll be able to watch the livestream in real time if you'd like. We also have some handouts here. I see some are going quickly here, we have a copy of the public hearing notice which again I'm going to read in a moment. We have some copies of the application, they're on the website, I see they're all gone₃₂

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we have our cost benefit analysis that the IDA conducts using a tool used by several IDAs, MRP tool. And then we have a third party economic impact analysis done by Malloy (phonetic) Associate also well known in the industry. And lastly there is the PILOT schedule, the ten year schedule for the PILOT that's being proposed at this point for Amazon Scannell. I want to take a moment to thank Minisink Valley Central School District Superintendent Brian Monahan for giving us this space again making sure that we have more than enough room for the public to be part of this public hearing. So we appreciate that. The district very clearly is taking a neutral stance on the incentives, neither for or against but they are very supportive of making sure that this process is complete and that everyone has access to questions about it. I'm going to read the public hearing notice then we'll start taking your comments. Notice is hereby given that a public hearing pursuant to Article 18-A of the New York State Municipal Law will be held by the Orange County Industrial Development Agency, the Agency, on September 10, 2026 at 5:30 p.m. at the Minisink Valley Middle School, 2320 State Route

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6, Slate Hill, New York 10973. The public hearing will concern the Agency's proposed financial assistance for a Project more fully described below. Scannell Properties #600, LLC and Amazon.com Services LLC, known as the Co-Applicants, have requested that the Agency provide financial assistance for a proposed project consisting of the demolition of the existing underutilized properties and redevelopment and construction of a 3,200,000 square foot building located at 22 McBride Road, Slate Hill, New York 10973, known as the Premises, in the Village of Slate Hill, Town of Wawayanda, known as the Project. The estimated cost of the Project is approximately \$607 million. The Project will include the demolition of the existing underutilized properties and redevelopment and construction of the Premises to be used as a warehousing and distribution facility and administrative offices and the acquisition of machinery and equipment related thereto. The Agency will acquire a leasehold interest in the Premises and lease the Premises back to the Co-Applicants. The Co-Applicants will own and operate the Project during the term

SCANNELL PROPERTIES #600 LLC and AMAZON.COM SERVICES LLC of the lease. At the end of the lease term the leasehold interest will be terminated. The requested financial assistance will include (i) the providing of an exemption from the sales tax on behalf of the Co-Applicants of up to \$18,821,250 for amounts expended for the construction of the facility for expenditures up to \$225 million; (ii) the providing of an exemption from sales tax on behalf of the Co-Applicants of up to \$12,187,500 for amounts expended for the furnishing and equipping of the facility for expenditures up to \$150 million and (iii) a partial real property tax abatement estimated to provide \$70,478,262, that's what's in the notice but I will note that that was an overstatement of the PILOT benefits that are projected to be \$69,598,2003 and benefits through a ten year, excuse me, a ten year payment in lieu of taxes agreement, known as the PILOT. With respect to the real property tax abatement the PILOT deviates from the Agency's Uniform Tax Exemption Policy in the following respects: (i) the PILOT will carry a term of ten years instead of the Agency's standard twenty year term; and (ii) the abatement percentages will deviate from

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the Agency's standard twenty year PILOT by reducing the abatements otherwise available in years one through four and increasing the abatements otherwise available in years six, seven and ten generating more than \$32 million dollars in additional tax payments compared to the Agency's standard 20 year PILOT. Copies of the Co-Applicant's application for financial assistance including an analysis of the costs and benefits of the proposed Project will be available for review by interested persons from the date of publication of this notice to the date of the public hearing for the Project at the offices of the Agency at 4 Crotty Lane, Suite 100, New Windsor, 12553 during normal business hours upon reasonable notice to the Agency. The telephone number of the Agency is (845)220-2208. The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the providing of the financial assistance described herein. A representative of the Agency will be at the above-stated time and place to hear oral comments and accept written comments from all persons with views in favor of or opposed to the granting of any of the

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foregoing financial assistance or the location or nature of the Project. Dated August 25, 2026, Orange County Industrial Development Agency, William Fioravanti, Chief Executive Officer. And I do have, and again there's still copies of the cost benefit analysis conducted by the IDA. I'll get to the finish line here, it does show a local economic benefit of eight times the value of the incentives, the value of the incentives that are being proposed so more details are available on that sheet, feel free to come grab one of those. If you have not yet signed up to speak we do have our first two lists here, if you have not signed up please come down, sign at any time. When someone's not speaking try and come in and put your name on the list, we'll make sure everyone is heard. At this time we'll hear public comment. I'm going to start here in order of those that signed up. Again, you have three minutes and one opportunity to speak but you can use your full three minutes, we'll be keeping a timer and we'll let you know when your time is up. The first one is Randy Hurst.

MR. HURST: Good evening, my name is Randy Hurst and I am here tonight as a town resident³⁷ a

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member of the Mid Hudson Group of the Sierra Club, Atlantic Chapter and a concerned environmentalist and a disabled Vietnam War veteran. I am here to speak in opposition to the proposed PILOT and sales tax agreement for proposed Amazon project, a nine story 3.2 million square foot warehouse proposed for our town. Before addressing this I believe there are serious questions about the circumstances surrounding this hearing. Holding a public hearing at 5:30 on the eve of the anniversary of the attacks on the World Trade Center and the Pentagon is inappropriate. At 5:30 in the evening many residents are still commuting home. Many families are sitting down to dinner. If the IDA wants meaningful public participation on an issue of this magnitude this is hardly an appropriate time to hold the public hearing. There's also a more fundamental concern. We are being asked to consider a PILOT and sales tax agreement for a project that's underlying land use approval remains in dispute. The Zoning Board of Appeals denied Amazon's petition for a special use permit that was necessary for the project to proceed. The planning board Town of Wawayanda Planning

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Board subsequently took action that in my view effectively circumvented or displaced that decision by the ZBA which supposedly was the final decision making authority, that matter is now being tested in courts. Under these circumstances I question the wisdom and the appropriateness of moving forward with the PILOT and sales tax abatement agreement that would provide substantial financial benefits to Amazon before those underlying legal questions have been resolved. At the very least this decision should wait until the court decision is rendered. Now turning to the substance of the PILOT agreement itself. We are being asked to provide significant tax benefits to one of the largest international corporations in the world, a multi-trillion dollar corporation no less while our community will be left to deal with the adverse consequences of a project of unprecedented size and impact. A nine story 3.2 million square foot warehouse will fundamentally change the character of our rural, agricultural and residential community. It will bring substantially more truck traffic, increased air and water pollution, pressure on our roads₃₉

SCANNELL PROPERTIES #600 LLC and AMAZON.COM SERVICES LLC and infrastructure as well as the environmental impacts and consequences that will be borne primarily by the people who live here. And yet Amazon is being offered \$1.1 million in property tax and sales tax benefits. I consider this a travesty. Our residents should not be expected to accept the enormous burdens associated with a project of this scale while the international corporation receives substantial tax advantages from the very community that must live with the consequences. This is a profound betrayal of the residents of the town and the county. Moreover, it is grossly unjust that our tax dollars should be used to subsidize a multi-trillion dollar corporation that clearly does not need our money. This is not simply about whether we want Amazon in our town, it is about whether we believe the interest of our residents should come before the financial interests of the multi-national corporation. It is about whether our laws and land use decisions are going to be respected. And it is about whether a project of this magnitude should receive substantial public financial benefits while its underlying approval remains the subject of litigation. I

SCANNELL PROPERTIES #600 LLC and AMAZON.COM SERVICES LLC respectfully urge you to extend the opportunity for public comment and not to approve this projected sales tax abatement. The town should allow the legal issues surrounding the public approval to be resolved, provide the public with meaningful opportunity to participate and carefully consider whether this enormous project is truly in the best interests of our community.

MR. FIORAVANTI: Would you consider giving a copy of your remarks to the stenographer? Thank you. Alright out next speaker Vincent Rouhotes.

AUDIENCE MEMBER: Could you introduce the people at the table?

MR. FIORAVANTI: Sure, myself again Bill Fioravanti, I'm C.E.O. of the Orange County IDA. We have Mr. Rudy Zodda who is our general counsel, Mr. Jeffrey Crist who is the chairman of the board, Kelly Reilly who is our Director of Administration and Fran Roth who's our stenographer.

MR. ROUHOTES: Good evening, Vincent Rouhotes, I'm C.E. O. of the Town of Montgomery IDA and I'm here to speak in support of this Amazon project for a few reasons. The first reason is this project will take a property which

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is an active mine quarry that generates very few tax dollars here to the Town of Wawayanda and install an economic incentive that will pay tens of millions of dollars over the lifetime of the PILOT. When the PILOT expires this project will generate about \$10 million in property taxes directed to the Town of Wawayanda and the local school district. On top of that 750 men and women that this project will employ will receive health benefits on day one as well as free college tuition that will be paid for directly by Amazon. The 750 employees also have to get lunch, get gas, they have to spend money in the community that circulates that money back to the local economy. And lastly by coming through the IDA this project will ensure that the construction portion will be built with local labor which is a large portion of the community here in the town and county, ensuring that those construction workers and that money is being spent on the construction stays here and gets injected back into the economy and prevents contractors and developers from bringing out-of-state labor at significantly lower wages. So with that I do support this project and thank

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you for your time.

MR. FIORAVANTI: Thank you, sir. Cody
Loniewski.

MR. LONIEWSKI: Cody Loniewski, that was
actually very close. I'm here representing the
carpenters union and our members who live in the
Minisink Valley region and the rest of Orange
County. I'm here in favor of the current
incentive package. The initial one was
20 million, we're 100 million in savings so it's
been greatly reduced which I think is a good
thing for everybody. And just the construction
jobs alone that it's going to create is going to
generate tax revenue back into the county and the
Minisink Valley region as well as full time jobs
for the Amazon warehouse. So I'm just in favor
of it and appreciate everyone being here and
thank you.

MR. FIORAVANTI: Thank you. Next speaker is
Shawn Stack.

MR. STACK: I'd just like to thank everybody
for considering the money and I'm a lifelong
resident and I'm not just speaking on behalf of
the union, I'm speaking as a grandfather and a
father. My daughter went through Amazon and now
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she's in Arizona with Amazon, I'm hoping my granddaughter does the same. She's not going to be able to afford college. I'd like to thank you and hope that more projects like this happen that consider local labor. Thanks again.

MR. FIORAVANTI: Thank you. Next is Angela Gardner or Cardner.

MS. GARDNER: It is Cardner, we were cod fishermen when we were here before this company existed. Most of you don't know me because I wasn't born here, I wasn't raised here, I moved here, I built here, I invested in here and planted roots here. I raised my kids here. And I chose here. Are you really still considering this project because it looks like it's pretty much started? I don't feel that the Town of Wawayanda, the IDA is choosing me or my family. My community and my commute, sorry, to work before this the trucks of the distribution center roll in is already a challenge, it's not safe, it's not safe. I have cameras in my car now because I have to worry about the other drivers, they're already challenged by what's happening and thousands more trucks for both of those is a good plan for my safety, the person who invested

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in this community? The values and the safety of the residents of these communities seem to not be important and our quality of life inconsequential. The Town of Wawayanda board and IDA have chosen over and over again corporate welfare of an Amazon distribution center that offers very few wealth jobs and just like Medline when it comes time to finally support the residents of the town, our investments they'll suddenly need to move. And the board and IDA will be complicit in that fiscal abomination. Maybe it's time to change leadership at the town and IDA to better represent the community's needs and investments that we've made in these communities rather than corporate welfare to industries unwilling to fully invest in each of us. If you vote for the same people you'll get the same results. I know what I've said may not change the outcome of the Amazon transfer station or the next abomination that sets its sights on our land but I choose to be heard. What will you choose?

MR. FIORAVANTI: Thank you. Next speaker is Julie Patterson.

MS. PATTERSON: Good evening. First of all

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time must be of the essence for this public hearing since it was scheduled during the first week of school which is a very busy time for parents with orientation and scheduling of their children's activities. This public hearing was not even posted on the Town of Wawayanda website, it seems deliberate, was this done intentionally to suppress the public participation? What's the rush? It's not even, it's still important.

Amazon is a trillion dollar company. They are building a state of the art 3.2 million square foot warehouse with over 6,000 robots batteries and they want a PILOT? Shame on them and their corporate greed. This request is a slap in the face to all the residents and taxpayers of Orange County who pay their taxes that keep going up.

Who do they think they are? This is a self-created hardship. What about the residents in town on a fixed income who are struggling to pay taxes and put food on the table? It seems like Amazon's good fortune is going to cost us taxpayers. There is no difference between the prior and the current PILOT, these impacts, noise, traffic and the environmental destruction are irreversible and permanent. How much more

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will it cost the taxpayers to repair for the destruction of our roads? Who will be responsible for the maintenance of our roads? Who will pay for increased fire and police coverage? I'm sure we will take a hit on our power grid as well as our electric rates which I'm sure will increase too. Most of the 750 jobs that Amazon will be minimum wage. How will employees afford housing in Orange County. Orange County already has a lack of affordable housing, how does that help? When is this going to change? It's time for taxpayers to speak up loud and clear and say no to this PILOT. Our quality of life is at stake, the taxpayers can't afford to pay Amazon's way, we do not want to be now and Amazawanda. I request the public hearing remain. Thank you.

MR. FIORAVANTI: Next is Charles Kagsethe (phonetic).

MR. KAGSETHE: Charles Kagsethe, resident. Amazon does not deserve this PILOT agreement. They do not deserve a dime. They need this location and they do not need any financial assistance. Providing this is simply wrong. Let us not forget the ZBA denied Amazon's variance

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and the main reason was they did not deserve a variance because they do not show meaningful benefits to the residents or to the community. How is the IDA justifying this style of agreement if the negative impacts are still the same and the same impacts outweigh the so-called benefits. I want to make it clear we're not against economic development, not come at the community's expense which is exactly what this PILOT agreement is doing to our community. Our local unions deserve a seat at the table. The men and women who build our roads, warehouses and infrastructures should have their interested represented in the developer's agreement. An agreement that until now the residents of Wawayanda have no idea what are the benefits and why are we giving Amazon this PILOT. If millions of dollars are going to be invested in our town, local communities should benefit from that investment. The project in Wawayanda that is being proposed is three times the Amazon facility in Montgomery. Who are we kidding in terms of impact to residents, especially taxes. If Medline built the same size Amazon warehouse in Montgomery without a PILOT why does Amazon

SCANNELL PROPERTIES #600 LLC and AMAZON.COM SERVICES LLC deserve a PILOT? Who's really benefiting? The very leaders that are responsible to protect the residents. I want to say clearly to big money corporations through back door deals. And I want to be clear this deal was done behind back doors with no transparency so for the C.O.E. of the IDA talking about transparency that's total B.S. Thank you.

MR. FIORAVANTI: Next Sam Fratto, IBEW Local 363.

MR. FRATTO: Hello, thanks for having the meeting. First I want to tell you guys that I think you've been doing a good job under a lot of pressure from a lot of different angles. I see that you have people that are upset. Yet Senator Skoufis was upset and you guys reacted to that. You changed up what you had going and I want to give you credit for that, I want to give everybody credit for that. You could have through their hands up and left it but you didn't do that, you stayed with it and you made a good dent in the amount of help that you're going to give them. It looks to me like you almost cut it half so I think that's a lot of movement on your part. And I want to say that we go to a lot of

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these meetings and we're the first ones up at the microphone to say if these people meet the plateaus that you guys put out and meet what's needed to go by the law once they do all that and they check all those boxes you need to approve them, they can't be just cause Sam Fratto doesn't like that company or you live by there, I live by that other Amazon in Montgomery and I've heard people say oh, traffic's terrible, I'm on that road in front of that entrance every day and I'm telling you since our last meeting I saw you guys I haven't seen two tractor trailers when I'm riding on that road. So all these things about the traffic and everything it's almost zero, there's less traffic there than at the Newburgh Mall. So I think you guys did a good job, give everybody credit, give you guys credit for coming out, I don't agree with you but you're coming out and at least you're standing up for what you believe is right, but right is right and wrong is wrong. If these guys meet the qualifications that they need to get this help then they should have it. You need to approve it, it is good for the community. Those jobs do count, I don't want to hear oh these jobs are temporary about

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construction is temporary. Yeah I've been temporary for 40 years. Never miss a day, 40 years temporary right? This is the world, the world's changing, Orange County is changing, we all know it's different than when you were a kid and progress has to keep happening. There's generations behind us that have to come up and have somewhere to be. Everybody's not a college guy, everybody's not a trades guy and Amazon is a good job for a lot of people. And if you come to Local 363 we'll guarantee you that. Thanks a lot.

MR. FIORAVANTI: Alicia Albertson.

MS. ALBERTSON: Hi, I'm Alicia Albertson, a resident of Wawayanda. Once again we're here to ask this tax break/incentive not be offered to Amazon, the trillion dollar company. While Amazon warehouses can improve delivery speeds and create many low paying jobs living nearby means enduring noise, pollution, traffic and safety concerns, not to mention the reduced house value that we have all chosen to live here and our investment should be protected by our county not to mention our town. Each factors make the tradeoffs much less appealing to the residents.

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If given this incentive it would violate the IDA's own policy. The IDA Uniform Tax Exemption policy requires that any tax be justified by factors such as job quality, public support, environmental impact and additional municipal services. In this case the project was approved despite overwhelming public opposition and would not be addressing any of these criterias. This undermines the agency's stated mission to protect the taxpayers' interest. Environmental and community costs are as follows. The Project implemented an environmental footprint including increased traffic, increased pollution and potential overdevelopment. Residents feel the project was poorly communicated and that our community was quote unquote sold out to Amazon. To conclude Amazon should not get a tax break via the IDA because it violates the agency's policies and fails to meet the job quality and public support standards, imposes the environmental and community costs that would be passed on to the taxpayer. This represents the misuse of public funds. The IDA monitor should use the authority to block this deal and protect the taxpayer's interest. Thank you.

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MR. FIORAVANTI: Thank you. Next is George Albertson.

MR. ALBERTSON: Good evening ladies and gentlemen. My name is George Albertson. I'm a resident of Wawayanda, I'm also the Chairman for the Democratic Committee in Wawayanda. My first statement to you guys is what are you doing really? How do you believe any of this will help Wawayanda or its residents really? I mean look at this as today an inconvenient schedule, we're holding this public hearing in September directly conflicts with the back to school events, intentionally suppressing community turnout. The poor timing 5:30 it prevents working people, residents from attending. Notice of omission. The Town of Wawayanda fails to post notice of this hearing on its website. Corporate welfare and taxpayer awareness. Unnecessary subsidies, major corporation Amazon does not need local taxpayer money, it's a trillion dollar company. Equality and accountability, equal accountability. As Senator Skoufis emphasized not a dime of taxpayer money should go to them and Amazon must pay their damn taxes just like the rest of us. Minimal impact of minor

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revisions. Inadequate adjustments, the proposed changes shorten the term by five years reducing the break to ten million does not address the fundamental harm of the project itself.

Permanent harm. Net economic losses, environmental damage, additional service burdens and socialized costs far outweigh any major adjustments to the PILOT terms. Now the requirement of the UTDP evaluation criteria. The IDA is legally bound under the Information Tax Exemptions Policy guidelines to evaluate the following five pillars before granting tax exemptions. One, public opposition. Significant community and labor resistance to corporate welfare, lack of transparency and failure to guarantee living wages or local hiring. Two, environmental impacts, irreversible ecological damage, increase in diesel truck traffic, heavy carbon emissions, noise pollution and destruction of green space. Number three, additional services expanding burdens on local public infrastructure, including heavy--

MR. FIORAVANTI: Please wrap up sir.

MR. ALBERTSON: Okay, increasing demand on fire and police coverage and sustained utilities.

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Socialized cost, the unfair transfer of instruction and municipal services costing them to taxpayers while the private company keeps its full profits. Last but not least net economic loss. A negative impact balanced will forego tax revenue and public infrastructure costs exceed the economic value of low paying or automated jobs. Thank you.

MR. FIORAVANTI: Next is Ira.

MR. BESDANSKY: It's been a lot of years. My name is Ira Besdansky, I live in the Town of Wawayanda. I moved here about 15 years ago. Recently I've had a good fortune of meeting this group of incredible people. I guess what confuses me, Bill, is obviously I've known you a few years ago and your focus was very much on working with kids providing better environments and then came to work with me and was the same except on a broader scale and I always felt that was something that was in your heart. And so if in this role you have the opportunity to do incredible things, some of which you have done and that has actually been good for the county. This proposal bothers me for a whole lot of reasons. Is that for 11 years I worked day and

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night running an organization that served all of Orange County, thousands and thousands of people, you know that and you also know I know a lot of them and I feel like a development like this is actually in opposition to all the good that we've done that we worked on and that you worked on and I don't see anything about this proposal that truly improves life in this community, nothing. The thing that gets me the most anybody who's been in a position where you run an organization, Bill, you'll understand this as you have and there are bylaws or guiding principals and I looked up a little bit about IDA, a public benefit corporation that promotes economic growth. Well, some of those things in the past did, they did, this in your wildest dreams does not, alright. Creates jobs, now short term a lot of wonderful people here would benefit getting jobs, you know, working on this together terrific, long term anybody there that I've spoken to in other states around the country who have had Amazon development there have spoken to the fact that long term the benefits to humans are what we call bupkis, if you don't know what that means.

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MR. FIORAVANTI: I don't want to cut you off but your time is up so if you could wrap up soon please.

MR. BESDANSKY: Okay, alright and the last attract new businesses. One of the things that's very difficult I've spoken to three realtors in the past week, at least two of them you know personally and I told them about this and what do you think is going to happen to the community and they're worried about a decline in home value, impact in many, many, many ways. The other thing that I want to mention is getting the word out about this, you know better, you got to get the word out, something this important. I spoke to three C.E.O.s in the last few days of the largest companies within 10 miles of where we stand, none of them were aware of this. And I apologize and shame on you, they should be because it's going to impact work forces of a few thousand people who all live within 10 miles of where those jobs are. The last thing is this, Bill, would you ever in your wildest dreams think about doing this in Newburgh or New Windsor or any of those places and going home and try to explain that to your kids? What bothers me--

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MR. FIORAVANTI: If you can wrap up please.

MR. BESDANSKY: You're better than that.

Thank you.

MR. FIORAVANTI: Thank you. Next is Dina Cowit. And yes if you haven't signed up to speak and you still want to speak and you've not spoken yet please come down while people are speaking and fill out the form and everyone will be heard.

MS. COWIT: Dina Cowit. I wasn't expecting to speak but I just came out of court so I don't really have a lot of say but I will tell you that Montgomery does have a lot of trucks that go around. So I don't know what that guy is saying because when I go around there are a lot of trucks so you can't even get by them, okay. And it's also probably in a different area than what you're planning to build by doing it here, this is an area that a lot of people go through, you're talking about Route 6. Seriously, there's trucks, there's school buses, yes, so I don't know what you guys are thinking. I guarantee you don't live in this area. I moved to this area, I moved to Monroe, you know what Monroe became like so I moved here because of Monroe and I'm here because I work in Garnet. If I was to work in

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Garnet now I don't now but if I was to move to Garnet I probably wouldn't even be able to get there at the 15 minutes that I would have gotten there it would probably take me 30 minutes. So and other thing I have to say is the smell. I smell the whatever you call it the CPV plant I smell it in my home, I have to shut my windows and now you want trucks coming here too and I don't live, where do I live? Like maybe not Middletown, maybe a minute from there, I don't know but I smell them, I have to shut my windows. Would you like to have to shut your windows? I mean you come to my house, tell you what, you take my house and I'll move, okay? That's all I have to say. I just wish you would reconsider this whole thing. I know the time already. You know what, give me a tax break because our tax breaks just went up so you give me a tax break and then maybe you can give them a tax break.

MR. FIORAVANTI: Fern Laks.

MS. LAKS: Good evening everyone, I'm here tonight to express my feelings about the investigation of Amazon and its practices. They claim that they hire union workers which I am 100 percent for. They do not, if they hire

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20 percent that's a lot. The proof of it right now is the road construction that they're doing on the road, they have no DOT permits whatsoever, we have been up and down the gambit since last April trying to find out about these permits. There are none. But they are privatizing and having non-union workers build their roads. What makes you think that they are going to hire our carpenters, our electricians, and every other union that we have here? And do you furnish my house? Do you pay my taxes being a senior citizen with no children in school? Do you give me a reduction at any cost? No. But a trillion dollar corporation that's bringing in this money daily you're going to give them financial assistance? What makes you think that their project and their business needs financial assistance. You know who needs financial assistance? Those carpenters, all the unions back there, they need assistance when they're laid off. Okay, this is not a project, this is a phoney ruse. Amazon is a bad neighbor. Anyone that can have orders if someone dies on the floor you cannot call 911 until the shift is over, the foreman comes in and the foreman has to make the

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phone call. You think that's proper? And this is what Wawayanda is telling us well, they're giving us ambulances, I don't see them giving us anything. There is nothing this project has to offer any residents in the Town of Wawayanda or any other surrounding areas. And the worst thing is is that these guys are all waiting for jobs and they're not going to get them. Why are you lying to them and giving them the incentive to even be here to not get the jobs, they're not getting the jobs now, why should, why is Amazon going to give it to them afterwards? It's not going to happen. Look at their history. Thank you.

MR. FIORAVANTI: Thank you. Next is Teresia Parlus.

MS. PARLUS: Good evening, thanks for allowing us an opportunity to talk tonight at this public hearing. So I'm here to ask you to keep going with the negotiations with Amazon. If we're going to have Amazon don't settle, not yet. If Amazon, the number one business on the Forbes 500 list can broker a deal for financial assistance then what message does that send to every other company who wants to build in our

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area and request financial assistance? This is about setting the stage for a watershed of projects that are coming, just like it that will come to our community in the future and require financial assistance while they chip away at our quality of life, the quality of life for our children and our community. Not a person here gets financial assistance on their school tax bill nor do they get a ten year PILOT. We jut got them in the mail. At least the people who are in this audience who actually live in this community did. Residents don't get financial assistance for well pumps or windows that need to be replaced, we don't get that on our taxes. We don't get discounted rates to pay for our important tradesmen that we need to fix those things and to be there. Please keep negotiating, negotiate more for our local unions, negotiate more for our fire departments and our school districts, negotiate more for our local residents. You talked about the benefits of the new negotiated level and I can see that in the benefit cost analysis. Talk more, work for more, harden the lines not just for this project but for all the projects that are coming in the

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future. Amazon won't walk away if they don't get their financial assistance. Amazon can afford it. Thanks for your time tonight.

MR. FIORAVANTI: Thanks very much. Next is Rosemary Solimando.

MS. SOLIMANDO: Rosemary Solimando. I'm just going to highlight some of the things that you've already heard. One of the most important things and a question that I have for you at the table I know you're about cost benefits analysis, have you done the cost benefit analysis for my home? One's home is a person's largest life investment. Now I don't know you personally but how would you feel if it was your property in your town? And I am speaking directly to you also, sir, I do like to look at people in the eyes cause I am an educator, I have been a union educator my whole life. So can anyone please give me an answer?

MR. FIORAVANTI: This is not a Q & A so we're not going to do that, just here to hear your comments. Please continue.

MS. SOLIMANDO: Okay, what concerns me too and I sat at your last meeting was the fact that a state monitor was put in place, it's kind of

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like a kid, okay, the parent has to say Johnny, you can't do that anymore and now I have to watch what you do. That really, really concerns me and I know that your organization wanted to get rid of it, I know Senator Skoufis put it in place and even your financial gentleman at the last meeting was really pissed off that we were there and didn't want it and kept blaming the state monitor for not having enough funds to pay what is sufficient enough to pay the board whatever you want to call it. And the union stuff too and the two gentlemen that spoke before with Montgomery with the IDA, that's nonsense too, that's nonsense and these gentlemen and women that are in the union, in the unions are gonna get screwed, they don't know it yet, most likely most of them will and that's pathetic cause they come out and they stand up because their unions asked them to. And I'm heated and I'm passionate about it because I live here, that is my biggest life investment and it really makes me angry. And now I know the IDA doesn't want the state monitor, me as an educator I would say of course no kid wants to be watched but why are you being watched? Why are you being monitored? Also the impacts that

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are going to last on my property, my air, my water, we looked at water with the Amazon project and the fact that there's no developer's agreement, I'm for progress but not in an area where it shouldn't be. There's plenty of industrial areas, although it seems as though even like with the CPV PILOT you guys kind of you sold us out too cause the kids that go to school right here and yes, they are many of yours in the back there, they're being poisoned every day poisoned every freakin' day so many kids have asthma and other things except people are just ignorant to it, it's called wilful ignorance, you live right near here, you live right here, the CPPV--

MR. FIORAVANTI: Please wrap up your comments, your time is up.

MS. SOLIMANDO: Of course it will be. I've been hearing your little beeper go off. Thank you for listening.

MR. FIORAVANTI: Okay. Next is James Ruiz.

MR. RUIZ: Hello, my name is James Ruiz and as a resident of the Town of Wawayanda and as a high school graduate of Minisink Valley High School I have grown to understand that the Town

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of Wawayanda and Orange County as a place of working class people, as such I'm here to say that the board should oppose the construction of Amazon warehouse as they actively work against our interests. As for I want to reference and briefly remind people of some of the Amazon workers that spoke at a public hearing last year, they were extremely explicit with Amazon's efforts of trust busting and teenagers having to break their backs as a result of working conditions within these warehouses. As for Amazon delivery drivers working conditions are just as exploitive if not worse. According to the mayor's office of New York City Amazon is one of the many business that relies on subcontracting in order to shield them from the responsibility of delivery drivers. As a result these corporations dictate the hiring standards, delivery routes, steer productivity quotas that employees are expected to hit and because of the subcontracting the type of labor drivers do and the constant surveillance and pushback Amazon has on organized labor it's made it incredibly difficult for delivery drivers to organize and deliver and allow delivery drivers to form

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unions. Expanding warehouses doesn't even increase delivery times, instead it is the constant surveillance and usage of IA that increases these patterns. According to CNBC Amazon is using AI to calculate what type of products that users will want to purchase, to do this they are spying on you and us and are tracking our behaviors and habits across their entire ecosystem. Within the town such as ours and the history of irreputable damage, irreputable environmental damage that has been done to the Town of Middletown and the Town of Wawayanda, well the City of Middletown and the Town of Wawayanda, the town where many of us continue to experience the pain caused from the HPV, we must acknowledge the dangerous and environmentally detrimental effects of AI and we should push back against any company that supports these kinds of harms and experiences onto working class people. With this project we would be subsidizing a trillion dollar company. A company where resources from working class people would be extracted and put in the pockets of a trillion dollar company where they actively make working and living conditions worse. It is

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clear to me and other members of the working class in Orange County that the Amazons, that Amazon's ambitions and goals are directly at odds with improving our standards and material conditions and as such I want to ensure that the members of the board do everything they can to oppose the construction of the warehouse. Thank you.

MR. FIORAVANTI: Thank you. Next up is Matt Stoddard.

MR. STODDARD: Thank you very much. My name is Matthew Stoddard, I am the Business Manager of Iron Workers Local 417. And I'm also an officer of the Hudson Valley Building Trades which we do represent roughly 8,000 members in the Hudson Valley region which we consider local workers. I just want all these people here to understand that us guys in the union respect and applaud what you're doing. We understand, we get it, we're not against you, we really aren't and you guys are very courageous and we have been doing this for two years now, right, so we actually know each other. But I just wanted to say first of all with the project I just want to say that with the quarry or the active quarry that's there

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now with this new ten year PILOT that's going to be put in place from day one the Town of Wawayanda and the Minisink School District will be collecting more taxes than they're collecting right now in day one with this new PILOT. I also want these guys to know that this project will create two million man hours, construction man hours right for local workers for the Hudson Valley Building Trades workers that we represent. After this ten year PILOT is done it will be paying full taxes after the ten years it will be paying full taxes. There might be, it might be the number one tax base in Minisink after the ten year PILOT but it's still for all ten years is going to be paying more than what it is they're paying now. So I also wanted to say to my sister over here that I do, I live in Montgomery, I am two miles, two miles from Amazon and Medline, I live in between, I'm sorry that's disgusting to you and I was not being rude to you, I'm surprised that you will do that back, but I live in between Medline and Amazon and I want to tell you right now just so everybody knows I know how you're bashing Amazon but we have the two jobs Amazon and Medline, Amazon, let's start with

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Medline. Medline did 89 to 90 percent open shop
out-of-state workers, open shop out-of-state
workers, Amazon did 85 percent local union
workers. They said they were going to hire us,
they hired us, they stood by what they said and
this project they will do the same. So with
saying that I just want to say I hope the board
goes forward with this and again nothing against
the residents. Thank you.

MR. FIORAVANTI: Thank you, Mr. Stoddard.
Last name is Hogan, I believe Allen or Ellen.
Please state your name when you get to the
microphone. Thank you.

MS. HOGAN: Eileen Hogan, I have been a
resident of this town for 48 years. I want to
retire here now I don't think I can. I just
think about Wakefern came for 20 years, they got
a 20 year PILOT program, after the 20 years they
left, that's what happens a lot of times. And
this is a trillion dollar company, why do they
need a PILOT program? They want to come here,
they want to do the right thing they shouldn't
even ask for the tax breaks because we the
residents can't afford this. Thank you.

MR. FIORAVANTI: Thank you. Conor Eckert.

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MR. ECKERT: Hello, good evening, my name is Conor Eckert, I'm the President and C.E.O. of the Orange County Partnership. First, Bill, Rudy, Jeff, Kelly, you guys are doing a good job, thank you on behalf of the business community. And we're here to speak in support of the project. The way I think I want to do it is I want to talk about why and then maybe some of the data points because we need to keep it data specific and at the end of the day the folks in this room help build a better project. I think everyone is winning with this agreement and I'll tell you why. We have an active quarry, a heavy industrial site by which this project will turn into a high tech logistics supply chain. Heavy industrial quarry blasting, taking dirt out every day, right, it goes from minimal tax revenue generation to substantial tax generation. Millions of dollars of new money to the community, the town, the school district, the county, the fire district, full taxes paid. In addition to the direct benefits of 750 jobs that meet people where they're at and new tax revenue the project will also build a new ambulance building for the Town of Wawayanda to prop up

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their new district saving the town millions of dollars, right. So direct project benefits by way of taxes, jobs, community benefits and new ambulance building construction, \$12 million of investing in off-site infrastructure to improve existing traffic conditions as part of the planning board's findings and a seven to one benefit to cost ratio, the benefits of this project outweigh the costs of the incentives by seven times. I ask you to follow the data, I ask you to help us make an informed decision. And ratables and projects don't have to have to happen. And in these unique macroeconomic times projects can pause, ratables can be fleeting. Municipal budgets and the school budgets are difficult. If we can get millions and millions of dollars of new taxes I think that's a win for the community, for the county. And let me recap the agreement started at 20 years, today it sits at ten years. The first agreement was north of 100 million in property tax savings now we're at 69, that's 30 plus million dollars of new payments that Amazon will deliver. And that's why I say to everyone in this room is welcome because it's a better project. Lastly, we have

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local people that are ready to work in this facility and frankly are ready to build this facility. Men and women standing in the back of this room that are ready to break ground and start putting food on the table for their families. I ask you to close this hearing and move this project forward. Thank you very much.

MR. FIORAVANTI: Thank you. Our next speaker is Dan Depew.

MR. DEPEW: Hi, Dan Depew with the Construction Contractors Association of the Hudson Valley, also Orange County resident and growing up I slung a lot of hay and milked a lot of cows in the Minisink School District region. The town has changed tremendously in the Wawayanda and the county has changed tremendously. What was once rural farmland and agricultural land in some very limited industrial commercial areas the farmers are gone. The truth is is that the dairy farmer who used to be able to get I don't know \$20 for hundred gallons of milk it's the same amount of money. So for the folks who think well, I moved here from Yonkers or I moved here from Brooklyn or I moved here from somewhere else because I wanted to move up

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to the farmland the truth is is that the farms are having a real hard time just being sustainable, and that is never going to change in this region. And from a business perspective State of New York is the number one hardest state in the country to do business in. So if anybody thinks that well, why are my taxes so high, I heard one of the speakers who I totally understand because I just got my tax bill, I work hard, my wife works hard and we have three kids, our taxes went up significantly and I didn't really understand why. But the truth is is that because the state's getting harder and harder for commercial businesses to do business in people are leaving and businesses are leaving. And your job at the IDA is to attract business here to help stabilize that and you're doing it and it's confrontational and it's difficult but it should never be personal. I cannot believe the things I'm hearing that have been assuaged upon you from people who have spoken make this so personal because I believe in every one of you and I think you are doing the right thing and when people don't have good arguments they get personal. So I think this is a good project, I think the

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efforts of many of the people sitting behind me wearing orange shirts that have got the project this far and I'm talking about local labor and I'm also talking about residents, if it wasn't for the residents pushing this project to be better union jobs would not be secured but now they are. So thank you for what you did, thank you to Senator Skoufis for putting some rules and regulations in place for projects like this to basically encourage them if they're going to come here, build here and have incentives to anchor here that they need to build local, union built jobs. I get so disgusted when I ride through smaller projects that are being built where the license plates are coming from Kentucky, Tennessee, all of our hotels are filled with people who aren't here, who aren't coaches of our little league teams, who aren't the soccer coaches, who aren't the people involved in our schools and with our families building the jobs, they go home and they send the money home to their home state. This project will be built with people from our community and that's what, it is not a lie, it's a contractual and state law obligation, we have to get with the facts, the

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law is the law and the law is requiring that if you do your job and give them the economic incentives that you're giving them this project will be built with local labor and these people here need those jobs. Somebody said they need to be subsidized or looked after, they don't want to be subsidized, they want jobs, they want to work and they can build this work. So thank you for what you're doing, I really hope that this moves forward and I think the project has gotten way better and I think the incentives have been reduced and I think it is time to move this forward. This has not been a rush. You could simply ask your cell phone where the public hearing was it said right here in this auditorium, you've done a great job promoting where this was, that's a fact. Thank you.

MR. FIORAVANTI: Thank you. Next is Lucas Irace.

MR. IRACE: Good evening, thank you everyone for taking the time tonight. My name is Lucas Irace, I'm the Director of Business Attraction and Development for the Orange County Partnership. I just want to commend you guys for the reduction from the original PILOT, I thought

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you guys handled it extremely well. I just want to commend you for that. I just want to touch on the bottom line. We're looking at \$600 million investment, 750 plus direct jobs, 2,427 total direct and indirect jobs, \$676 million projected in benefits, a seven to one benefit to cost ratio, \$12 million in off-site infrastructure improvements, over 1,000 construction jobs, and full PILOT payments to fire and ambulance districts. Thank you. Have a great night.

MR. FIORAVANTI: Next is Jim Copeland. If anyone has not spoken and wishes to please come down, we're taking the next list but there's still a signup sheet there. Yes, sir.

MR. COPELAND: My name is Jim Copeland, I'm a resident of Wawayanda and I've been so for 51 years. I'm a Navy veteran. I served in Cuba missile defense in Vietnam. And I can't understand why my taxes keep going up and up and they're giving you a benefit.

MR. FIORAVANTI: Thank you, sir. Our next speaker Cora Copeland. Do I have that right? No? Okay. Michael Martin.

MR. MARTIN: I find it pretty interesting that a lot of people that are coming up here

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supporting this are the same people that supported the one when we were at \$140 million and they're telling you how much better it is. Well guess what folks? You can do better. Amazon doesn't need this, they have lots of money. They're building it already and guess what guys out there you union guys they're building it without union labor right now, get out there and stop 'em.

MR. FIORAVANTI: Please keep your comments here.

MR. MARTIN: I got it, sorry, but I want to make sure they know that. It's going to go through, it's a done deal obviously but I don't think they need anymore tax breaks and if we're going to go through this the IDA should not, they should have the power to sign off on the town's developer agreement. The ambulance thing is just a Trojan horse. Amazon needs that because they have to respond within a certain amount of time for any emergencies that they're paid. There also should be clawbacks, if you give them sales tax breaks on the equipment going in there make sure you secure that equipment, don't let them take it out after two years. That happened to a

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solar panel factory outside of Buffalo and when Tesla bought it it was originally done by Panasonic and they bought it and they were going to move all the equipment out that was paid for with IDA money over there and they were able to stop that. So make sure you get a sign-off on that. Last thing is Amazon workers, there should be something in this agreement that the Amazon workers get an up or down vote that's binding within two years of operation, they've never done that and if you're going to support the unions support them up and down, if you're a teacher unions support the contractors, you're contractors support the Amazon workers, support teamsters, be union brothers so make sure that the workers who go in there get union representation just like you do.

MR. FIORAVANTI: Thank you. Our next speaker is Leslie Hanes.

MS. HANES: I'm sort of surprised to find us back here again but so be it. I'd like to talk about the history of how this came about. Over the years people have been buying up property and condensing this and planning these projects and they have done this without including the

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community. We found out only a couple years ago that there was one warehouse right behind group of residences on Kirbytown Road and since then we have been astonished by all the development that had no inclusion of the residents at all. So tonight's meeting also is preventing community involvement maybe you didn't intend it to be that way but at the IDA meeting that I attended there was nothing on the agenda about Amazon and here low and behold it was brought up that they were coming back for another deviation. So the notices have been confusing. And this is a discouragement to people who want to be involved. I feel that all of this is separating and I'm hearing that some of the people back here too. Why are we separating everybody? We should be joining together to build something good for the future. And I feel that this Amazon Project is just being shoved down our throats. It is not appropriate and compatible to our town. It was spoken about that the ZBA turned it down because of all the incompatibilities with our zoning and yet here we are and we're talking about 6,500 robots, lithium ion flammable little buddies that we don't want, we don't have to worry about. I'd

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like to talk about the Amazon warehouse workers that couldn't come tonight because they have another event to go to, I'd like to say that Amazon has a lot of lawsuits right now, right now there's a lawsuit filed, it's a class action suit against Amazon for systematically violating Pregnant Workers Fairness Act by denying basic accommodations like chairs, water, bathroom breaks and prenatal leave and wrongfully firing workers who have accumulated unpaid time off during pregnancy due to pregnancy needs. That's one suit. I think you all are aware of the suit where Amazon had to pay a store a \$2 billion settlement regarding the deceptive Prime enrollment strategies that kept people from getting out of their Amazon Prime.

MR. FIORAVANTI: Your time has expired, please wrap it up soon.

MS. HANES: Also Amazon is alleged to be manipulating its digital search advertising auctions by secretly raising prices for over seven years. This is one that just came up. Today I decided to look up the meaning of something and I got when you make an agreement where you give up your moral integrity to get

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what you want you get into a trap. The reward comes with a heavy often ruinous price that you eventually have to pay. You have to compromise your values doing something deeply unethical and harmful to achieve this goal. The phrase I looked up was making a deal with the devil.

MR. FIORAVANTI: Could the stenographer get a copy of your paper please? Our next speaker is Ward Lamb.

MR. LAMB: Hi, I'm a resident of Wawayanda, I've taught in this school district for 28 years.

MR. FIORAVANTI: Hold on a second so she can get back to her seat so we can make sure every one of your words if recorded.

MR. LAMB: Okay, my name is Ward Lamb and I live in the community. I have been here for about 30 years and I've taught in this school district and when I taught people here in this school district I thought that maybe I was preparing kids for a future that they reached out and got higher education and did things and but most of the people in this community do move. And if you have an Amazon warehouse the people that straggle along here, the guys in the back who are building it they'll be gone in a few

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years because it will be all over and then you will be employing those minimum wage or those people that don't get the assets that they're promised that we've seen in other meetings here. Also just from my point of view I mean I'm now a retired person but not really, I'm an artist and from an artist's point of view when I come into this area now I look at that monolith you gave us that gas plant and I gasp, I said this is what I came into, this is what we built? I remember when it was a rural community and there were never conversations about the other type of community we might build, we lost a petition for a library, oh, we don't need libraries today. Well, guess what, the Warwick Library is incredibly trafficked and people love it and a community has grown around their zone. What I am seeing now is there will be a monolith from an artist's point of view we're dwarfed, we are little peons that are going to settle for what Leslie just talked about, we're going to settle for this lower than life compromise that makes us feel our morale is nothing. I really reprehend what you're doing, I don't think it's in the best interest of people, I believe in humanism and

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this is not it. You can put a suit on and come here and talk about where you're coming from or where you live, we live here.

MR. FIORAVANTI: Thank you. Next is Alan Stevens.

MR. STEVENS: Alan Stevens, Town of Wawayanda. I moved here in '89 but I've been an Orange County resident since 1965 when I was born. I grew up in Greenville and one thing that we have here in Wawayanda is location. We're close to 84, we're close to 17, to 87 so we don't have to bring in companies for this town because we have location. If we were out somewhere and had no work and the town was falling apart sure, give them an incentive, bring the work there but we're not, we don't have that problem, we have both family members are working in this town, one sitting home with the kids while the other one's working and then they switch and a lot of them are running to New York City, that's cause we have location, we're close to it. But anyway, so I've been here all this time, I have no children but I pay my school tax for every year since 1989 because that's what you do when you live, you gotta die and you have to pay taxes, those are

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the two things. So I don't think that there's a PILOT that is needed here. I want the workers to work but I don't want Minisink Valley School to pay for their employment cause that's what it is, they're taking their tax break and paying the people to build it so the school is basically paying to have it built because of a PILOT. I had five or six more things but I got hit in the head working locally at Mid Hudson Psych Center and I don't remember everything all the time. So have a good night.

MR. FIORAVANTI: Thank you. Next up is Edna Cintron.

MS. CINTRON: Good evening, my name is Edna Cintron, I am a resident of Wawayanda in Orange County for 40 years, I am a retired teacher, administrator, I am a mother and a grandmother. And to all these proceedings the one question that I keep getting in my head and in my heart who is this benefiting? It's not benefiting us. I keep asking Amazon is bringing all these trucks in, all this is going to affect the infrastructure on our little tiny roads in Wawayanda. Who is going to pay for that? Have you figured out how much our taxes are going to

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go up? Was that part of your deliberation, how this is going to affect us not only emotionally and personally but cost wise? I am retired but I'm also thinking of young families that live in Minisink, they work every day, they clothe their children, they feed their children, people in between, middle aged people we are all going to pay for this and we at this time in this government in this society you're asking more of us and less of Amazon. So then I think about the environment, our air quality, our water, it's going to affect us medically, health wise, again, I'm getting older, I refuse to say how old, yes, I am, I'm 75 years old and I'm proud of it, and eventually yes it probably will affect us older people, but younger children, children that might have asthma that might have all these other medical conditions. Our health costs are going to go up but Amazon we're giving them a tax break, they're going to be okay but not us, we have to struggle to pay for what we need to keep ourselves healthy. And finally the real estate, my mother is in my home like most of the people sitting here there in their wealth is in their home and they want to leave their wealth to their

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children, to their grandchildren, how many people want to live in a town where it's really run by Amazon and we're paying taxes to make them stay here? It doesn't make sense. So our real estate, our homes are going to go down. So again I ask who is this benefiting? Who is this benefiting? I am a teacher, I am an administrator and you know what my business is my business has always been children and families and people and that's who I care about and I care about money just like everybody else but I know you can have all the money you can have but to have a community that works together, that cares about each other and is kind to each other no money can buy that. Thank you.

MR. FIORAVANTI: Thank you. Next is Prumilla Malie.

MS. MALIE: Good evening, I'm speaking on behalf of Protect Orange County and I want to thank everyone who came tonight, residents, the building trades and anyone Amazon sent. And I say anyone because Amazon's own annual report says that it runs more than a million robots and I checked, not one of them live in Wawayanda, not one of them pays school taxes and none of them

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are in a union. The people in this room are.

And that's who tonight is about. I'm sorry but

our town is not for sale, our air, our water and

our children's future I'm sorry is not for sale,

no. The Town of Montgomery IDA spoke personally,

talked about taxes, do you know your taxes went

up 18 percent after Amazon was constructed?

Eighteen percent. This hearing, this public

hearing is rigged, 5:00 on your website, 5:30 in

your hearing notice, who can get here at 5:30?

There's a children's volleyball game going on

right now and parents are torn between coming

here and going there. That's unfair the first

week of whole week of school back to school and

back to work this is rigged, this is clearly

rigged. Our signs are missing, who took our

signs, we had signs in front of the entrance

along Route 6, who took our signs? Is this a

fair process? And what about notification, what

effort is there to notify the impacted residents?

Amazon sent out a mailer last year to everybody

in New York State, they can't send a mailer to

the residents, to the tax paying residents of

this community? Why not? Why are they not

required to notify the residents that they are

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going to be footing the bill for this project?

And I agree with what Mike said, yeah, they need an ambulance because they have the worst safety record, workplace safety record in the country. Mr. Depew, if you're pro union will you stand with us in mandating a condition that any subsidy require that permanent workers are also unionized with a minimum wage? Will you come down to that condition? Because I can tell you they've fought every union effort in the country. The PLA covers you for three years. The people who work in that building after you leave will be the Amazon employees. And Amazon has never signed a union contract.

MR. FIORAVANTI: Your time's expired, please wrap up.

MS. MALIE: Okay well, I haven't gotten to my comments yet.

MR. FIORAVANTI: Well in fairness to everyone else, everyone stuck by the rules, please wrap up soon.

MS. MALIE: Alright, I'm going to submit most of my comments via e-mail but there's one thing that is not in front of you right now. A year ago the same applicant told the state that

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\$80 million in fireproofing would make this project unreliable and got a waiver from fire safety codes for their 13,000 lithium ion batteries because they're averaging two for each robot so that's 6,500 robots that they've told us about so far, that waiver is not in this record. The volunteer fire companies who answered that call they are, thank you.

MR. FIORAVANTI: Our next speaker is Brandon Curry.

MR. CURRY: Good evening, my name is Brandon Curry, I'm here on behalf of Laborers Local 17. The incentive package has substantially reduced from the original proposal. The project initially contemplated a 20 year PILOT with more than 100 million in estimated savings. The current request is just for ten years and approximately \$69 million in savings, nearly a 50 percent reduction in the term and a significant reduction in the overall incentives. They will pay full taxes ten years earlier than the first requested and five years earlier than the prior PILOT. Now I'm not going to repeat what Conor said a bunch of times but let's get this PILOT passed so I can get my union brothers and sisters

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out to work.

MR. FIORAVANTI: Thank you. Christian, if you would we're going to let this young lady go first, she has to leave soon. If you would please state your name. Please state your name.

MS. WOODARD: Grace Woodard. I'm an interloper from over in Mount Hope, my family's been here since the French refugees since 1697, Huguenots. Anyway, I come from a family my mother founded a union, my father was with the National Labor Relations Board, I've been a member of the Writers' Guild, Screen Actors' Guild, et cetera et cetera and joined my first union at 18. Couple of things I'd like to say. I get upset when union members attack other workers who may come into the state because of their needs. If you have any understanding as to why that happens I don't think you would be attacking non-union workers for starts. Yeah, Amazon, Amazon frankly I think if everybody bought less junk you wouldn't need Amazon warehouses. The big thing that's going on here is this is the destruction of rural living, this is being made into an industrial corridor, the big picture is with, is in this whole area I'm

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very, I'm with an environmental group
nyenvironment.com, we're about land use and
water, so there's, that's all we have, the use of
the land and water. The IDA and boards like this
I find it very amusing because I find it very
amusing when capitalists, corporatists act as
though they're social workers for your lives.
One of the things that is very important and it
is that there's so many worthwhile projects that
the IDA could back, libraries, educational
institutions, incubators for people gaining
skills who are not going the college route,
whatever, but this project, well, I think it
would be going ahead, I think it's very bad for
the town and so that's it.

MR. FIORAVANTI: Thank you, ma'am.

Christian Diorio.

MR. C. DIORIO: Good evening everybody, my
name is Christian Diorio, I'm here on behalf of
Local 17 speaking tonight in support of this
project because of the massive transformative
opportunity it presents for local labor and the
long term economic health of our community. A
project of this scale means a major commitment to
our local workforce. It represents hundreds of

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thousands of man hours for local union building trades, ensuring our skilled local carpenters, electricians, laborers and equipment operators and many other unions have stable, high paying jobs right here at home. Instead of our residents commuting hours away to provide for their families, this project allows them to work locally, earn a fair wage and spend their hard earned money back into our own economy. Beyond the initial construction phase, the permanent jobs created here will provide diverse employment opportunities with competitive wages and comprehensive benefits. This provides a critical career ladder for young people and residents in the Minisink Valley area who want to build a stable future without being forced to move away. When our local workers are strong and employed our entire community benefits. The indirect economic ripple effect from our local gas stations, delis and restaurants to contractors and material suppliers will lift up small businesses across the region. I urge the IDA to support this project to ensure we keep our local workforce strong, support working families and bring a lasting economic engine to our community.

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Thank you.

MR. FIORAVANTI: Thank you. Next is Todd Diorio.

MR. T. DIORIO: I never had to follow my son before, he's fourth generation union leader. So I'm here on behalf of the building trades, I'm the Hudson Valley Building Trades President, something I've served at for over 25 years. I do want to acknowledge Bill and the board for your patience and your dedication to this project and hearing everybody out but over the years. Despite what some may think this project will have a positive effect on the community and I believe that the ten year PILOT is going to do real justice. I know we're talking about taxes raised. Everybody got their tax bill recently including myself in Marlboro and without projects like this your taxes would probably even go up more, that's a fact. There's good paying union construction jobs here, we keep talking about we're going to get screwed by Amazon, this building trade is not going to get screwed by Amazon, we have a project labor agreement that we're negotiating right now. We're about 95 percent through it, just some verbiage that we

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have to deal with, this project will be a union project, probably one of the first union agreements that Amazon will be signing onto and acknowledging just like people said we couldn't get Walmart to sign with the building trades, we have an agreement in place that we've already signed with Walmart on another large project. So this area here it's a big project that's going to be built union. Talking about 750 permanent jobs, we're talking about thousands of construction jobs. And I see a lot of the young guys coming into the trades, our local, Local 17 we're up to about 90 apprentices which is higher than we've ever been, we've been usually average around 25, 30, 35, we're almost triple what we've been in the past and it's projects like this that keep people working. It's going to add 17.1 million more to property tax, the fire and ambulance districts with full tax, they're estimating I didn't do the numbers 676 million in local and state benefits. And again, this was really a compromise. Did I really think Amazon needed a 20 year? I think the board did a great job and Senator Skoufis getting them down to ten years. And the statements about real estate

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value I truly don't believe this is going to bring down real estate values. Houses in Montgomery you can't touch even after the projects came in, Clay, New York you can't buy a house up there, real estate up there values have gone sky high since they announced that. And I even looked back at years ago when they talked about Roseton and Danskammer in my hometown I can tell you right now prices have not gone down in my hometown as a result of two power plants. So on behalf of the Hudson Valley Building Trades we support this project 100 percent. Let's get this approved and get our people to work. Thank you.

MR. FIORAVANTI: Thank you. Next is Alice Giro.

MS. GIRO: Hi, I'm Alice Giro, I'm from the Town of Wallkill and I think anyone who thinks that this is a good idea is out of their mind. There's nothing good about Amazon, there's nothing, this ambulance thing they want to bring in is because they're going to have so many workers that are hurt they need an ambulance and he's not paying attention to what I'm saying, your mind is somewhere else, you're not even paying attention to what people are saying.

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MR. FIORAVANTI: I want to make sure nobody's making a disturbance.

MS. GIRO: So bad for everybody, this is an agricultural town, there's no benefit that this is and this is that trillion dollar company why should you give them a tax break? They should be paying you people the Town of Wawayanda for coming in here not taking away. Thank you.

MR. FIORAVANTI: Next is Dana Spano.

MS. SPANO: Good evening, my name is Dana Spano and I'm lending my support to the local people as a Cornwall neighbor. I'm a member of this community maybe not directly here but a member nevertheless of Orange County and a number of working class and I'm fed up seeing over and over again corporations and billionaires getting tax breaks. Why is Amazon a trillion dollar international company because it exploits its workers and if they are going to get this tax break they're going to use those billions to block unions as they've done before. There's a documentary out there, I don't have internet service in here so I can't give you the name but you can look it up, I believe it's the JFK Amazon they were trying to unionize and they were

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blocked at every corner that they turned. So yeah, great to get your cart through this mess. Let's see, people seem to say that you're getting such a nice change from the original deal, it's like they've created and prepared for you a craft sandwich so enjoy, eat it up. I don't know how much you all are getting paid to basically be class traders, people are wondering why the attacks are becoming personal because people live here, this is their home, this is their family to be a homeowner things are becoming more and more rare, the yes the prices are going up, the prices of everything are going up, where is our tax break? How come people think it's a good idea to give a trillion dollar company tax breaks? Are we really hearing what we're saying? This is so dumb I can't believe it's gotten to this. And Amazon's trash, it's a garbage company, I'm like the second person to say I'll go a little farther it's just going to make more junk for our landfill, it's crap and I don't ever purchase from Amazon. A family member because I haven't radicalized them enough gave me a gift certificate so I had to buy, I'm not going to waste their money so I made a purchase just two

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days ago, I'm gonna not pay for shipping of course so free shipping I was expecting to get my books on Monday. They came today, so my convenience of a quick delivery or same date delivery is someone else's inconvenience. So yeah, it's a job for someone to drive but they're not making a living wage and they have to be out there and probably meet some quotas and just zip around to try to deliver my crap that I really don't need to survive. So I just can't believe that this sounds like it's going ahead, like I said, I'm coming over from Cornwall to support these folks but if it's going forward you should be ashamed of yourselves.

MR. FIORAVANTI: Thank you. Our next speaker is Kaisa Tarczynska.

MS. MALIE: Kaisa says she couldn't make it, she represents Good Jobs First and asked me to read her statement.

MR. FIORAVANTI: Miss Malie, you already spoke, you can have her send us the written comments please.

MS. MALIE: This is her statement she wants to have read.

MR. FIORAVANTI: Can you send it to us?

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Please e-mail it to us.

MS. MALIE: Can someone else volunteer to read it? You just have to read it. Someone else that hasn't spoken yet?

MR. FIORAVANTI: Please state your name, ma'am.

MS. RUTZKY: Linda Rutzky. Can you hear me?

MR. FIORAVANTI: Linda, would you please spell your last name?

MS. RUTZKY: Sure. R-U-T-Z-K-Y. I'm speaking for Good Jobs First. We write to express our opposition to the estimated \$94.3 million incentive package the Orange County Industrial Development Agency is proposing to award to an Amazon mega warehouse in Orange County. In October 2025 we submitted a letter alerting the board to serious flaws in the cost benefit analysis used to justify then proposed \$111.2 million package. The recently updated analysis from August '26 had similar problems. Once again this new analysis overcounts sales and income tax benefits, notably, it includes the wages of all temporary and permanent positions even though the government only receives a tax revenue which is around 10 percent according to

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the tax foundation associated with that wage. We also note the high cost per job of \$125,733. It will be impossible for one of Amazon's historically low paid warehouse workers to contribute that more instate and local taxes than they and their families consume public services. That brings us to our next point. This analysis fails to include an equivalent accounting of the public costs created by the government, including additional emergency services, road maintenance, impact on schools and more. Among other concerns we also note the Amazon facility will be highly automated and it is a fair question to ask if the proposed facility will ever actually employ 750 workers. We cannot see a proposed agreement verifying the job creation requiring or forcing Amazon to repay incentives if it falls short of job promises. The analysis does not specify if the 750 jobs are part time or full time and if they'll be employed by Amazon. The number of construction jobs is also misleading, 630 construction jobs are not long term positions created at the same time rather those are total positions that might be created over the entire construction period. Some of those positions

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last only a few weeks. Peer reviewed academic research has shown that in 75 to 98 percent of cases projects would locate where they do even without public assistance without proof. This analysis assumes Amazon would not come without an incentive and bases its assumptions only on the retail giants work.

MR. FIORAVANTI: Ma'am, your time is expired, please wrap up.

MS. RUTZKY: Amazon net income in the second quarter of 2026 was 62.6 billion which could be used to pay its full share of taxes and other costs related to this private project. In summary yet again we believe the Orange County IDA has received flawed and incomplete cost benefit accounting that fails to justify the performance award. For the reasons outlined above we believe that the incentive package should not be approved. Thank you.

MR. FIORAVANTI: We've got one last name. We've heard from Grace Woodard so Nelson Citrone.

MR. CITRONE: My first name is Julian. I just want to say that I love Wawayanda, I want to live here when I grow up but I don't think that anybody my age wants to live in a place that's

SCANNELL PROPERTIES #600 LLC and AMAZON.COM SERVICES LLC surrounded by warehouses or trucks and air pollution. That's really it. Thank you.

MR. FIORAVANTI: Thank you. Is there anyone who's not spoken that would like an opportunity to speak? Yes, please come down, you've got three minutes. Please state your name when you get to the mic and depending on how complicated it is I may ask you to spell it.

MS. PRESTON: My first name is Feliz like Navidad and my last name is Preston and I'm a Town of Wawayanda resident. I just have one question and I know there's, it's very passionate on one side or another about this and I recognize that everybody has got their own opinion about this. Number one, I'm a union member, my family has lived here for many years, I'm going to stick to what I feel is the moment at hand. In my personal opinion I have one question to ask. What happens when Amazon says the dance is over and rolls up the sidewalks and now I've got ten empty warehouses? Cause RDM is going to pull out, they're going to go, you know, do what else? So they're going to turn into that, into something else? Amazon is going to be an empty warehouse and how long before Medline is empty

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and didn't get anything out of it? I just think that with the impact of all of that to give them a cart blanche blanket, here, here you go, I just think it's really just not a very wise decision. You know, ten years I bet you they'll be out of here before then and you won't see a red cent, you won't see a red cent. Just about a year ago there was a change.org petition for them to them to fix the roads in Montgomery and you had to see the car damage, wait a minute, Amazon's right there, why aren't they paying to kick in for the roads? Well, they've got a deal. Listen, that's business, business is all about getting the best deal and I understand that like I said I understand union guys, I get it, I had friends that worked for Yellow Freight, we all know where that went, we all know a lot of the other ones went like that. But my personal opinion is that Amazon also does a shell game like a lot of other corporations, they're not going to pay to retrofit this and the technology changes, they're going to pack their little robots up and roll out, yeah, we'll build a new one, it's not a big deal to them but it's going to be a big deal to us, it's going to be a big deal to us because

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we're left holding the bag. We just can't roll it up. I mean I'm a single person, I live in my house, I have to bust my butt to make sure I'm making my taxes and doing my work on my house and believe me the day I change my siding the Town of Wawayanda is going to roll around and add dollars to my assessment and no one's going to give me a break, you know, I mean, I'm just saying I just think to hand them a carte blanche blank check at least make it five years, something where we can get at least something more than that, like I said, I just think ten years they're going to roll up the sidewalk and go away, you know, they're just not going to stay. A lot of you have seen that happen in so many other areas it's just, I just feel that we're going to get hosed, we're just going to get hosed, we are, we're going to get hosed. And you know what I'm going to have to hope someone is going to pay 400,000 because that's what it's going for but I'll tell you the truth if I'm someone that can afford that why would I move to warehouse central if I can put up \$425,000 for a house that was built in the '70s why would I come here? I'd go somewhere else and travel in. You can't get on Route 17

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now, it's a death trap and I travel 84 every day.
But I just think that at least we have to do
maybe a different deal, maybe get something with
a little less time, the guys still get their
union jobs but, you know, I just feel that we're
going to get hosed. Amazon's going to go no
corporate, roll it up and go away and what's our
RDM going to do, they're going to turn that into
high density housing, they're not just going to
sit on empty warehouses. Do you know what I
mean? But anyway thank you.

MR. FIORAVANTI: Anybody else that has not
had an opportunity to speak that would like to
make public comment please come on down. Please
state your name.

MS. NELSON: My name is Elizabeth Nelson,
I'm over the border in New Jersey but I have
friends here. And my concern watching data
centers proposals happening everywhere and noting
that some of the warehouses are being turned into
data center projects so when Amazon pulls out
you're going to be getting data center projects,
that's my comment.

MR. FIORAVANTI: Thank you, ma'am. Any last
takers? Anyone who's not spoken yet who'd like

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to make a comment? Hearing none we'll close this public hearing at 7:43 p.m. but I will remind you that we will accept written comments until Thursday, September 17th at 4:00 p.m. So please submit that. If we have any other written comments or anyone else that, you know, has them please advise them to send it to the IDA, 4 Crotty Lane, New Windsor, New York, 12553 or you can e-mail us at the IDA. Thank you so much for attending the hearing and for your respect, we appreciate it and again, visit the IDA website for more information. Thanks again and have a good evening.

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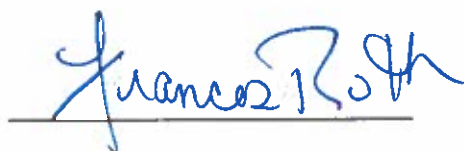
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C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony, as given, to the best of my knowledge and belief, the same having been stenographically recorded by me and transcribed under my supervision.

That I am not related to any of the parties involved in this matter, and that I have no personal interest whatsoever in the outcome thereof.



FRANCES ROTH

RESOLUTION
(Uniform Tax Exemption Policy)

A regular meeting of the Orange County Industrial Development Agency was held on October 28, 2026 at 5:00 p.m. (local time) at 4 Crotty Lane, New Windsor, NY 12553.

The meeting was called to order by Chairman Crist and upon the roll being duly called, the following members were:

MEMBERS PRESENT: Jeffrey Crist, Dean Tamburri, Leigh J. Benton, Dr. Vincent Odock, Marc Greene and Giovanni Palladino

The following Resolution was offered by _____ and seconded by _____ :

RESOLUTION AUTHORIZING THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO ADOPT THE AGENCY'S REVISED UNIFORM TAX EXEMPTION POLICY WHICH ONLY PERMITS PILOT AGREEMENTS FOR WAREHOUSE PROJECTS PROVIDED THAT THE REAL PROPERTY TAX ABATEMENT SCHEDULES ARE EQUIVALENT TO THE NYS REAL PROPERTY TAX LAW SECTION 485-B 10 YEAR ABATEMENT SCHEDULES AND THAT THE AFFECTED TAXING JURISDICTIONS HAVE NOT OPTED OUT OF THE PROVISIONS OF SECTION 485-B

WHEREAS, by Title I of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York (hereinafter collectively called the "*Act*"), the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (hereinafter called the "*Agency*") was created for the purposes of promoting, developing, encouraging and assisting in acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research, renewable energy and recreation facilities including industrial pollution control facilities, educational or cultural facilities, railroad facilities, horse racing facilities, automobile racing facilities, renewable energy projects and continuing care retirement communities and thereby advancing the job opportunities, health, general prosperity and economic welfare of the people of the State of New York and improving their recreation opportunities, prosperity and standard of living; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to do all things necessary or convenient to carry out its purposes and exercise the powers expressly given in the Act, including but not limited to entering contracts and agreements; and

WHEREAS, the Agency's current Uniform Tax Exemption Policy permits amendment by a Resolution of the Agency's Board.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The Orange County Industrial Development Agency Board of Directors hereby adopts the proposed revised Uniform Tax Exempt Policy that includes the insertion of the following language:

The Agency shall only enter into any PILOT Agreements for warehouse projects if the real property tax abatement schedules are the equivalent to the NYS Real Property Tax Law Section 485-b 10-year abatement schedule as depicted in Exhibit "A". However, if a warehouse project affects multiple taxing jurisdictions, the Agency may not provide property tax abatements affecting taxing jurisdictions that have opted out of Section 485-b. This paragraph shall not apply to any applications for warehouse projects that are received by the Agency prior to November 1, 2026.

SECTION 2. No covenant, stipulation, obligation or agreement contained in this Resolution or any other document referred to above shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. None of the members or officers of the Agency shall be liable or be subject to any personal liability or accountability by reason of the execution of any document referred to above.

SECTION 3. The Secretary or the Chief Executive Officer of the Agency is hereby authorized to and may distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution. A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

SECTION 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to vote on roll call, which resulted as follows:

	<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>	<u><i>Abstain</i></u>
Jeffrey D. Crist				
Dean Tamburri				
Vincent Odock				
Marc Greene				
Giovanni Palladino				
Leigh J. Benton				
Linda Muller				

The Resolution was thereupon duly adopted.

STATE OF NEW YORK)
COUNTY OF ORANGE) SS:

I, the undersigned Chairman of the Orange County Industrial Development Agency, **DO
HEREBY CERTIFY:**

That I have compared the foregoing extract of the minutes of the meeting of the Orange County Industrial Development Agency (the "**Agency**") including the resolution contained therein, held on October 28, 2026, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Agency this _____ day of _____, 2026.

Jeffrey Crist, Chairman

THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY
STATE OF NEW YORK

-----x

In The Matter of

Re: UNIFORM TAX EXEMPTION POLICY (UTEP)

-----x

October 21, 2026
12:00 p.m.
Orange County IDA
4 Crotty Lane
Suite 100
New Windsor, New York 12553

B E F O R E: JEFFREY CRIST
OCNYIDA CHAIRMAN

FRANCES ROTH
Court Stenographer
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A P P E A R A N C E S:

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One North Lexington Avenue
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BY: RUDOLPH ZODDA, ESQ.

Felicia Kalan, Consultant

Marty Borrás
OCIDA Finance and Compliance Manager

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MR. CRIST: Good afternoon everybody and welcome. It is Wednesday, October 21, 2026 at 12 noon eastern time. We are here today for the public hearing on the proposed amendment and re-adoption of the Orange County IDA's Uniform Tax Exemption Policy we refer to as our UTEP. I'd ask everybody to stand for the Pledge of Allegiance please.

(Whereupon, the Pledge of Allegiance was recited.)

MR. CRIST: Thank you. For the record I'm Chairman of the IDA, Jeffrey Crist. To my left is Agency counsel Rudy Zodda of Bleakley, Platt & Schmidt, Marty Boras on the far right, IDA Finance and Compliance Manager, Felicia Kalan next to me on the right, consultant for the Orange County IDA and Billy Ibberson from Acquisitions Marketing performing our livestream and also our stenographer, Fran Roth. Thank you all for being here. Today's public hearing is being livestreamed and the hearing is also open to the public in person at our Orange County IDA office here at 4 Crotty Lane, New Windsor, New York. I'd like to ask Felicia to read the public notice please.

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MS. KALAN: Sure. Thank you, Chairman.

Notice is hereby given the Orange County Industrial Development Agency will hold a public hearing on October 21, 2026 at 12:00 p.m. at 4 Crotty Lane, Suite 100, New Windsor, New York 12552 (sic) during which the Orange County IDA proposes to adopt updates and amendments to the Uniform Tax Exemption Policy which was required to be reviewed and adopted periodically per Section 874 of the General Municipal Law. Documentation has been posted on the Orange County IDA website which can be accessed at www.ocnyida.com/news/utep2026. Public comments will be taken at this meeting. Written comments can be submitted to business@ocnyida.com.

MR. CRIST: Thank you, Felicia. At this time I'll open the public hearing. If anyone present would like to provide comments please raise your hand and when speaking please state your name for the record. Is there anyone who'd like to speak? Ma'am?

MS. PATTERSON: Hi, good afternoon, my name is Julie Patterson, I live at 82 Kirbytown Road, Middletown, New York and I'm a resident of Wawayanda. And first of all the 12 noon time for

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the public hearing is very not accessible for the public. A lot of people work, have children, go to school and it's just not very conducive to what's going on. The second time the last public hearing was at 5:00 on a night of school meeting. I have a few concerns. Why are we allowing this, my concerns are about the electricity, the applicant's own environmental assessment form the FEIS Part One states a demand of a 9.5 megawatts, a new substation is planned to serve the site. No rate impact analysis has been produced. Truck traffic, Scannell's own trip table for projects near the I84 interchange puts Bloomburg at about 570 truck trips and 2,800 car trips a day. The Agency has counted none of these diesel emissions, road wear and public health costs. The building 3.2 million square feet, four floors automated storage on a site the town zoning board found incompatible with its rural character. I'd like to ask the board to please strike the November 1st date and apply the cap to Amazon for the same reasons as everyone else, add environmental and infrastructure costs to the cost benefit analysis before any warehouse PILOT is approved. Grid demand and who pays for it,

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emissions from truck traffic and the public service the project will draw on it. The policy says the board must consider these, the analysis in front of it does not. Also I don't know if it's been considered but the state's climate law, the CLCPA and the disadvantaged community status of the site in deciding to subsidize the 9.5 megawatt diesel trucking facility and if so where is it in the record? That's about it. Thank you.

MR. CRIST: Thank you.

MR. ZODDA: I'd just like to make a comment for the public. The meeting of this, the purpose of this public hearing is to present comments about the amendment to the IDA's UTEP agreement. We're not talking about any particular application or applicant, it's about amending the UTEP agreement.

MR. CRIST: Would anyone else care to make a comment concerning the UTEP proposed change?

MS. HANES: I will. A big part of the UTEP change--

MR. CRIST: Your name please?

MS. HANES: Oh sorry, Leslie Hanes, I'm with Save Wawayanda, co-chair.

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MR. CRIST: And your address?

MS. HANES: 20 Mount Orange, Slate Hill, New York. So a big of the UTEP change involves an application that i before the IDA right now so they would be considered exempt if this is instituted the way that it is presented right now. If it's still, if you adopt the cap that was voted on August 19th and strike the November 1st date I'm not sure why that changed but this needs to apply to the applications you have before you right now. And that's why we're talking about Amazon. So I will proceed and talk about Amazon and why it should be included in this UTEP. So I have a question why we're having a meeting at noon on a weekday because this does not seem conducive to other people who work very hard for people to get here so I'm pointing that out. This deal is not a good deal for the residents of Wawayanda. Amazon is a 3.2 million square foot facility with 6,500 Lithium ion batteries in a district with only volunteer firefighters and very close to residents if there was a fire. This is not an appropriate project given that it will be the largest structure literally in Orange County, not to mention on the

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east coast being close to 100 feet high. This project was secretly shoved on a town with approximately 8,000 residents with private deals being made without our knowledge. Before Covid or during Covid, before and during Covid land was sold and accumulated and an 800,000 square foot facility was proposed and then changed with no new studies regarding its impact along with nine other warehouses. So this is all why Amazon should be included if this is such a, and we do support this amendment, we feel it is a good amendment. But we feel that this particular project and I'm not sure about Wallkill is that being considered right now too? Wallkill, can I ask that question?

MR. CRIST: We're not answering questions, we're just taking comments please.

MS. HANES: So I would say Wallkill and Amazon both if they're being considered should be under the same UTEP amendment. You're basically asking to give Amazon benefits they don't need. And everybody, and then everybody else will get a portion of the cut from Amazon coming here so the unions benefit, OCIDA, Orange County Partnership, Aiden properties, Scannell will clearly benefit

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with the parasite warehouses belonging to RDM. The people we thought were protecting us and our tax dollars have agreed to let something they know is clearly wrong to be agreed upon. If this UTEP provision is for the benefit of Orange County it should be implemented now rightly, Wawayanda and western Orange County must be saved or the whole county and its infrastructure will go down and who will be responsible? As a teacher we try to teach and model honorable, ethical and right behavior. There's certain things you can't compromise on, two things are your morals and truth. You cannot be intimidated or persuaded into doing wrong to another person or in this case to 8,000 residents. I see this as throwing Wawayanda since I'm part of Save Wawayanda under the bus. And I'm sure that's not the intention of this UTEP amendment. So again I say adopt the cap you voted for on August 19th and strike the November 1st date. I'm not sure, so you can't answer questions, when that was added, who added it when? We can't get an answer to that question?

MR. CRIST: I would have to document to be sure anything was said was accurate so no.

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MS. HANES: Okay, anyway, so apply the cap you voted for on August 19th and apply it to the applications in front of you. Thank you very much.

MR. CRIST: Thank you. Anybody else?

MS. MALICK: Hi, I'm Prumilla Malick, I'm Chair of Protect Orange County, I live in Westtown, New York. So we're commenting on the UTEP text. The resolution that was passed on August 19th did not have a November date, it did not have a November 1st date. You can go and verify that. And so I have no idea why it was added on, who added it but that's not the resolution you passed. And we urge you to approve the resolution that you actually passed on August 19th. And we know for the record that Amazon's application, revised application came in August 18th and I'm sure this is being videotaped, I don't know where, is it being videotaped? Is it being videotaped? Yeah, so I'm sure that the game is not lost on the average resident of Orange County that Amazon puts their application in on the 18th and you guys pass a resolution or support a resolution on the 19th, the resolution appears on the 19th and for some

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reason Amazon gets a pass. It's clearly a trade, a permanent ban for this one project that gets its foot in the door but this is the largest project, it would be one of the largest warehouses in the entire country, 3.2 million square feet. Certainly the largest in Orange County. This is also one of the largest PILOT agreements in Orange County. So you basically want to get the largest project's foot in the door and then close the door. So what you're doing is just making that door utterly meaningless like and where is equal protection under the law? This is a constitutional right that everyone has the right to same, the same amount of protection. We support this resolution and this cap and the UTEP cap but we think you need to strike the November 1st date and apply it to Amazon. The reason we support it is because warehouse jobs are not good jobs and that is one of the biggest criteria that you have when you approve a PILOT is is it bringing quality jobs, no, warehouse jobs do not bring quality jobs. And you're going to have some union workers here who will tell you what Amazon, what kind of jobs Amazon actually does create. But the point is

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you know that warehouse jobs are not good jobs and warehouse brings a whole bunch of externalities to a community, socioeconomic factors, increased burden on housing subsidies, food stamps, education, roads, maintenance, pollution, now this is a really big one pollution. The law is very, very clear you cannot burden an already burdened community, you can't do it, it's against the law, it's against the CLCPA, it's against environmental justice laws, it's against state policies, it's against basic human civil rights, right, these are communities that are already burdened and they're burdened by the CPV power plant that you guys gave a PILOT to, you gave a PILOT to that company to bring pollution into that community. It's the worst case of environmental racism I've ever seen in my life. And now you want to burden that community with another 577 diesel trucks per day, Earth Justice who's a signatory to a letter that I'm going to be presenting to you guys, Earth Justice did an analysis of how warehouse pollution impacts communities. And what they found is that you can see from these large distribution centers you can see the pollution

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from satellite images and it is now becoming one of the biggest sources of pollution and greenhouse gas emissions in the country, so not only is it burdening an already burdened community but this is a violation of the climate laws. You have children, grandchildren I assume, you know very well that their entire future is dependent on this. Like we cannot be producing more greenhouse gas emissions, we cannot be producing more pollution and you want to let Amazon plug into this power plant and use 9.5 megawatts of power. Everybody's utility rates are going to go up. You never analyzed that in your cost benefit analysis. In your cost benefit analysis there's no analysis of the cost of the pollution and the energy consumption and the impact on rate payers, rate payers, people who are already struggling with high heating costs and electricity costs, we have the highest electric costs in the country here in downstate New York. So I don't know what to tell you guys because we have been here so many times begging, pleading, I'm here on behalf of the Orange County residents that are going to be impacted by this but most importantly the environmental justice

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community and the most innocent amongst us children of course, elderly, disabled, seniors, pets, wildlife, I mean, there's no, there's no ambiguity about how pollution impacts children's health or the health of elderly. We know this, we know what diesel pollution does. And once again what I'm telling you is that the magnitude of this is not something I don't think you guys have been addressing and have addressed in your analysis and you need to address it. There's a cost to health care. Every time a child has an asthma attack they have to go to the emergency room. There is an annual cost to that, forget about the pain and suffering and what it's like to watch a child not be able to breath. Have you ever seen a child not be able to breath? Cause I have and there's cost to that aside from the pain and suffering. And the last thing I want to talk about is the Amazon effect. This project, the Amazon project that you want to trade for this what we agree is a great policy to cap warehouse subsidies, but the Amazon project that you want to trade for this policy is, it's creating something called the Amazon effect and it is the anchor for ten warehouses and a garbage plant.

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So the total of those projects that are all depending on Amazon and they say this in their records and they say this in their public real estate advertisements that we are part of the Amazon effect that because that project is going to be there we're going to be right next to it and we get all the benefits from the roads and the infrastructure. But, you know what, who gets all the pollution and the road damage? We do, the residents. I mean, part of the reason I'm dressed in black is because if you approve the Amazon project and you don't bring it under this new UTEP cap it's a death sentence to people living in that area. There will be people who will die as a result. There are people who are dying as a result of that power plant, the emissions are not a mystery, it's in their own filing.

MR. CRIST: Ma'am, please wrap it up.

MS. MALICK: Yes, I'm talking about, you know what, it's not like there are 100 people here, I mean, honestly.

MR. CRIST: I would point out that you are repeating yourself and we're going to have a written comment period available.

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MS. MALICK: How long is the written comment period?

MR. ZODDA: October 28th.

MS. MALICK: Okay, and do you plan to vote on the UTEP on October 28th?

MR. ZODDA: That remains to be seen.

MS. MALICK: Okay, so I am not repeating myself. What I was trying to tell you about the Amazon effect and the ten warehouses if you would total the cumulative impact which once again nobody has done a cumulative analysis so you can not rely on the SEQRA review done by the town board because as an involved agency under normal circumstances yes, you can rely on what the lead agency has concluded but not if a lead agency never did the analysis they were supposed to do, not if the lead agency never addressed the issues that we are presenting to you. And so those ten warehouses what I want to tell you is total them together we're talking over 2,200 diesel trucks per day in that tiny little corridor, we're talking about six and half million square feet of industrial space in that tiny little corner of that town. You know what's also in that corner, three environmental justice communities and that

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is why those warehouses are being put there and that is environmental racism. And if you approve this project and a trade of the policy for the project you will be engaging in an active environmental racism and we have the NAACP also signing onto our letter so we have a letter that we're going to e-mail to you because, did we print it out, okay, we're going to e-mail it to you. We have a petition that we're also going to e-mail to you because it was too large to print out but it has at this point 15,900 signatures of residents from around Orange County, from around New York and from around the country who do not believe Amazon should get one dime of taxpayer subsidies and this project should not be approved. We have a letter--

MR. CRIST: Ma'am, you're over ten minutes. In respect to other speakers I'd ask you to wrap up please.

MS. MALICK: I'm trying to but I'm not presenting repeat information, I'm trying to present new information to you, please let me finish and I will wrap up. You made me lose my train of thought. But the diesel trucks over 2,200 diesel trucks per day with these ten

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projects, also over 12,000 cars per day, with all these projects combined that is what you're bringing to a tiny community of 8,000 residents to a rural community and to a critical environmental area, one of the last three remaining agricultural districts in all of Orange County, that is what you are doing to it. The home of the famed black dirt region, natural organic soil that is only produced here, you are polluting the entire area if you approve this trade policy for project, project for policy. Okay, that's the last thing. And then the last thing I want to say is that we have a sign-on letter signed by 50 organizations, they're all Orange County organizations, a few of them are national organizations, but these are mostly Orange County organizations who agree that this project is bad for the environment, bad for workers, bad for the community. These are all metrics that you are legally obligated to address. Thank you so much. I will e-mail you the petition and I will e-mail you the letter.

MR. CRIST: Thank you. Would anyone else like to speak today? Sir?

MR. SPENCE: Good afternoon, my name is

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Connor Spence, I'm the President of the Amazon Labor Union Teamsters Local 1 which represents approximately 6,000 Amazon workers in Staten Island, New York and we made history as the first union at an Amazon warehouse in the United States. We know firsthand what it means to work inside Amazon's warehouses and what happens when a corporation's relentless pursuit of profit takes priority over workers' safety, the well-being of our communities and the environment. This is why we're joining Orange County community members in opposing Amazon's proposed robotics mega-warehouse in Wawayanda. We urge you to reject Amazon's proposed tax subsidy and ensure the IDA's proposed warehouse tax break cap applies to this project. We believe public money should serve the public not subsidize Amazon's business model. Amazon is seeking roughly \$100 million in public tax incentives for a project that promises 750 permanent jobs. This is an extraordinary public investment in one of the wealthiest corporations in the world whose business model depends on extracting more productivity from workers while shifting the human and environmental costs onto

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the communities where it operates. Before granting any incentives the IDA must ask a fundamental question. Will this project deliver lasting, broadly shared benefits to Orange County or will taxpayers assume the costs while Amazon captures the profits? Amazon's promises about job creation deserve serious scrutiny. In Syosset, New York, Amazon repaid nearly \$2.5 million in tax breaks after failing to create the 150 warehouse jobs it had promised. This is precisely why public subsidies must never be granted on the strength of corporate promises alone. The public deserves enforceable commitments, transparent reporting and meaningful consequences when companies fail to deliver. And the number of jobs created is only one measure of a project's value. We must also ask what kind of jobs they will be, whether they offer adequate wages and benefits, whether workers can remain healthy doing them and whether those jobs contribute to long term economic security. Why should working people subsidize a multitrillion dollar corporation to create jobs when Amazon workers are still fighting for safe working conditions, dignity and a meaningful voice on the

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job? The project's application lists production jobs paying just \$37,440 a year or approximately \$18 an hour, nearly one third below Orange County's \$26.46 hourly living wage benchmark calculated by MIT. These are not the high quality, family sustaining jobs that justify more than \$100 million in public subsidies. Orange County taxpayers should not be asked to bankroll Amazon's expansion in exchange for jobs that fall so far short of what workers need to make ends meet. Additionally, automation does not guarantee safer work and Amazon's own record raises serious concerns. Amazon presents robotics and automation as innovations that can make warehouse work safer but workers know that technology introduced without meaningful accountability can intensify work rather than improve it. A 2022 analysis by the Strategic Organizing Center of Amazon's own injury data found that Amazon fulfillment centers using robotics had a 28% higher serious injury rate than comparable facilities without robots. At ALU-IBT Local 1, our members have seen and experienced the ways in which robotics accelerate production expectations, increase the pace of work and leave

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workers struggling to keep up with relentless performance targets. Amazon's productivity demands can leave workers with debilitating, sometimes life-altering injuries that threaten their ability to earn a living long after they leave the warehouse. Workers should not have to sacrifice their long term health to keep up with a corporation's demands. Amazon's high turnover compounds these concerns. Warehouse turnover has been reported to reach 150% annually. Such churn reflects the instability that can accompany jobs workers cannot safely or sustainably remain in. When workers are injured, burned out or pushed out families lose income, communities lose stability and new workers are continually cycled into the same conditions. A job should be a pathway to security not a revolving door that leaves workers worse off. The promise of 750 permanent jobs must therefore be evaluated against the full picture, job quality, wages, benefits, injury rates turnover and the long term sustainability of the work. Orange County deserves good jobs that people can build their lives around. Additionally, a mega-warehouse of this scale will also have consequences beyond its

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workforce. Increased truck traffic can bring more diesel exhaust, road congestion, noise and wear on local infrastructure. A robotics intensive facility also requires substantial electricity to power its automated systems, conveyors, lighting, computing equipment and other operations. Those demands raise important questions about energy consumption, grid capacity, emissions and who ultimately bears the costs of meeting the facility's needs. Our experience in Staten Island demonstrates why these concerns must be taken seriously before industrial development moves forward. New York State's environmental review of the Matrix Global Logistics Park, an industrial development associated with three Amazon warehouses on Staten Island identified significant adverse environmental impacts involving wetlands, flooding, protected wildlife habitat and permanent altering of local ecosystems. The IDA has already recognized the need to limit warehouse tax breaks, authorizing a proposed cap and imposing a moratorium on new warehouse applications. But the current draft would exclude Amazon's pending application because it

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was submitted before November 1, 2026. This would allow one of the largest pending warehouse projects to escape a policy intended to curb warehouse subsidies. A policy designed to end excessive warehouse tax breaks must apply to the project before the Agency and not exempt it. We urge the IDA to reject Amazon's proposed \$101.5 million in public assistance, remove the November 1st cutoff and apply the warehouse tax break cap to Amazon's pending application, require a complete accounting of the project's environmental infrastructure, energy and public health costs and tie any economic development assistance to enforceable commitments on permanent jobs, wages, benefits and job quality with meaningful clawbacks if Amazon fails to deliver. Orange County should not have to learn these lessons after the project has been approved and the damage has been done. We urge you to put workers and public interest ahead of Amazon's bottom line. The Orange County Industrial Development Agency has a responsibility to evaluate whether the public incentives genuinely benefit the people whose tax dollars support them. Brian Salvidge, as an independent

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state-appointed monitor also has an important role in ensuring that the public interest is protected through transparent and accountable decision making. Orange County deserves better than corporate handouts and a revolving door of workers cycling through unsafe, high-pressure jobs that undermine economic stability. This community deserves investments that create lasting prosperity, good union jobs, safe workplaces, strong communities and an environment that future generations can inherit without paying the price for corporate expansion. We know that Amazon's wealth and influence can make it seem impossible to challenge its plans, but workers and communities have the right to demand a different future which means building an economy that serves working people who live and work here. We stand with Orange County residents in demanding that public resources be used for the public good. No Amazon, no tax breaks. Thank you.

MR. CRIST: Thank you. Would anyone else like to speak? Ma'am?

MS. STHANUMURTHY: Hi, my name is Kavita, I'm a former Amazon software engineer and member

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of Amazon Employees for Climate Justice.

MR. ZODDA: I'm sorry, can you repeat your name please?

MS. STHANUMURTHY: Kavita, K-A-V-I-T-A.

MR. ZODDA: Is that your first name?

MS. STHANUMURTHY: That's my first name.

I'm here urging the county to listen to community members and ensure that the cap on warehouse tax breaks includes Amazon's massive new robotics mega-warehouse. As a member of Amazon Employees for Climate Justice I've watched Amazon pave over communities for years bringing health risks from diesel fumes and other forms of pollution along with wear and tear to their roads. We know from our own research that Amazon is putting these health risks primarily onto people of color and lower income communities across the country.

Amazon was found several years to disproportionately site warehouses in communities of color after employees like myself researched their warehouse locations. I have also watched communities fight back and refuse to accept this environmental destruction. A few years ago I fought alongside a community in Mount Baker in the Seattle area to oppose a warehouse there

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successfully canceling Amazon's plans. Community members there had shared concerns about the higher risks of asthma and cancer that plagues residents living near warehouses and employees fought back along with them. Fighting back is important here in New York as well. Residents in this community already suffer the consequences of a gas fired power plant that operated at least five years without a Federal permit violating the Clean Air Act and wrapped in a myriad of corruption scandals. I don't want to see us subsidize a warehouse that would likely plug into this toxic source of power during a time when we desperately need to move off of fossil fuels not increase our reliance upon them. As a multitrillion dollar company the roughly \$100 million in subsidies that Amazon is seeking is absolutely absurd. These investments should go towards good jobs and steady jobs not subsidizing a robotics facility by a company whose own track record shows one of the industry's highest rate of injuries and a 28% higher serious injury rate than comparable facilities without robots. We also must not forget that Amazon repaid nearly two and a half million dollars in tax breaks as

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Connor mentioned in New York after failing to create just the 150 warehouse jobs that it had promised. This is precisely why a public subsidies must never be granted on the strength of corporate promises alone. That is why I am urging you to reject these subsidies and apply the proposed warehouse tax break cap to Amazon's application and listen to the community members of Orange County. Thank you.

MR. CRIST: Thank you. Would anyone else like to speak? You've already spoken.

MS. MALICK: Can I read the letter signed by 50 organizations?

MR. CRIST: I'd like to have you be respectful of our time, I don't know how long the letter is.

MS. HOSSAIN: May I read it actually?

MR. CRIST: Sure, that would be better.
Your name, ma'am?

MS. HOSSAIN: My name Sultan Hossain and I'm the recording secretary of the Amazon Labor Union Teamsters Local 1 in Staten Island, New York. Okay, Dear Chairman Crist and members of the board. The undersigned environmental, social justice, taxpayer, labor and community

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organizations write in united opposition to the request of Amazon.com Services LLC and Scannell Properties number 600 LLC for \$101.5 million in financial assistance, a ten year PILOT abatement averaging 85% plus \$31 million in sales tax exemptions for a 3.2 million square foot warehouse in the Town of Wawayanda. We urge the board to deny the request and to first adopt and apply its own proposed policy capping warehouse PILOTS at the RPTL 485-b equivalent. This is the applicant's third request for what is by any measure one of the largest subsidy packages in Orange County history. The State Monitor vetoed the last one because the applicants refused repeatedly to substantiate that any subsidy is necessary. Orange County Supreme Court upheld that veto. Nothing in the current request answers the question, it merely shrinks the ask by nine percent. Meanwhile the public has since learned that a year ago the applicants told the New York State Department of State that \$80 million in required fireproofing would render the project unviable and obtained a variance from those fire safety requirements, petition number 2024-0496 that was never disclosed in this

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agency's record. Counting that relief total public support approaches \$181.5 million. Our organizations come to this opposition from different missions. But we arrive at the same conclusion. Number one. As taxpayer advocates a subsidy without demonstrated necessity is a transfer not an investment. The abated taxes come from Minisink Valley schools, the Town of Wawayanda and Orange County and every dollar this project does not pay residents and small businesses do. The applicant's own filings show a committed tenant and a fixed delivery schedule therefore they do not need the subsidy. The only open question is who pays for it. As environmental organizations the record before this board omits critical elements such as CLCPA consistency finding, no cumulative analysis of 570 daily truck trips, the anchor for buildout totaling over 2,000 trucks and 11,000 cars per day, no assessment of thousands of Lithium ion batteries operating in a building with fire safety code waivers so Amazon could save another \$80 million and 9.5 megawatts of fossil demand in one of the country's last three protected agricultural districts. Subsidizing this record

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does not merely tolerate the harm it pays a premium for it. As social and environmental justice organizations the project sits in a disadvantaged community. New York's Environmental Justice Siting Law ECL and CLCPA exists precisely so that over-burdened communities are not handed new diesel, noise and hazard burdens without analysis or mitigation. No such analysis exists in this record. Approving public money on top of an unexamined burden inverts the law's purpose. As labor organizations public money should buy good jobs. This subsidy buys none. New York's prevailing wage law already covers construction phase with or without a Pilot and the operational facility is an automated warehouse with thousands of battery powered robots in an industry whose largest employer has announced plans to replace workers with the very machine taxpayers are being asked to underwrite. The abatement does not raise a single wage, it subsidizes the automation of the jobs it claims to create. And as fire service and public safety advocate the applicant's sought and received relief from the State Fire Code's structural fire resistance

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requirements valued by their own estimate at more than \$80 million for a building that volunteer fire companies which lack Lithium ion capability by their own account would be called to defend. The savings accrue to the applicants, the risk transfers to firefighters and neighboring families. We therefore respectfully urge the board to, number one deny the requested deviation. Three applications have failed to document necessity, the Agency's own grading and UTEP factors, job quality, public support, environmental effect and service burdens cannot be satisfied on this record. Number two, adopt the proposed UTEP amendment first and apply it. Notice the hearing the board voted on August 19th to schedule adopt the 485-b cap before acting on any warehouse request. A cap adopted after or around the largest pending application is not a cap. And number three, complete the record before any vote. Obtain the Department of State variance file, require the applicants' necessary documentation and docket all public comments, petitions and this letter. So the undersigned organizations of this letter represent thousands of New Yorkers and we will be watching for the

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hearing next week and after. The Monitor's veto and the court's decision showed that the era of unexamined giveaways in Orange County is over. So we are asking this board to govern accordingly. Thank you.

MR. CRIST: Thank you. Anybody else like to speak on the subject of this public hearing? Seeing none, for the public record this public hearing will remain open and the Agency will continue to accept written comments and the public hearing will continue on Wednesday, October 28th at 5:00 p.m. where the Orange County IDA Board of Directors will review at the Orange County Government Center, 255 Main Street, Goshen, New York, zip code 10924, meeting will be held in the community room. Written comments may be submitted to the e-mail address business@OCNYIDA.com or mailed to the Orange County IDA office here at 4 Crotty Lane, Suite 100, New Windsor, New York 12553. And just to be clear that meeting next week will be held in Goshen in the county government center. The time is now 12:45 and this portion of the public hearing is concluded. Thank you all for being here. Have a good day.

C-E-R-T-I-F-I-C-A-T-I-O-N

I, FRANCES ROTH, a Stenographic Reporter and Notary Public
of the State of New York, do hereby certify:

That the foregoing is an accurate record of the testimony,
as given, to the best of my knowledge and belief, the same
having been stenographically recorded by me and transcribed
under my supervision.

That I am not related to any of the parties involved in
this matter, and that I have no personal interest
whatsoever in the outcome thereof.

FRANCES ROTH

Orange County IDA (OCIDA)

Proposed Annual Budgets 2027-2030

	<u>2026 Approved Budget</u>	<u>2026 Projected Year-End</u>	<u>2027 Proposed Budget</u>	<u>2028 Proposed Budget</u>	<u>2029 Proposed Budget</u>	<u>2030 Proposed Budget</u>
Revenues						
Closing Fees	1,980,000	275,552	5,270,678	525,000	500,000	500,000
Application Fees	10,000	12,500	10,000	10,000	10,000	10,000
Management Fee (from OCFC)	98,682	92,701	36,517	37,057	38,077	39,083
IDA Admin Fees	13,000	225,000	7,500	10,500	10,000	17,500
Other IDA Fees	-	-	-	-	-	-
Subtenant Rents	-	-	-	-	-	-
Interest Earnings	184,938	309,223	292,500	138,125	113,125	125,625
Other Income	-	-	-	-	-	-
Insurance Recoveries	-	-	-	-	-	-
Pass-thru Legal Fees	2,500	2,500	-	-	-	-
Shovel Ready Reimbursement	200,000	262,332	100,000	-	-	-
Total Revenues	\$ 2,489,120	\$ 1,179,808	\$ 5,717,195	\$ 720,682	\$ 671,202	\$ 692,208
Expenses						
<i>Administrative Expenses</i>						
Salaries	334,143	325,311	440,259	451,265	462,547	474,111
Employee Benefits	36,899	38,743	48,721	49,939	51,188	52,467
Payroll Taxes & Fees	35,085	33,632	43,251	44,332	45,441	46,577
401k Retirement & Fees	16,433	16,000	22,000	17,500	18,000	18,500
Deferred Compensation	25,000	-	-	-	-	-
Fiscal Audit	19,500	19,500	17,500	18,000	19,000	19,500
Insurance	18,600	15,923	16,719	17,221	17,737	18,269
CFO/Bookkeeping Services	25,500	24,255	25,500	25,500	26,000	26,500
Banking Fees	-	-	600	650	650	700
NYS Monitor-related Expenses						
Anchin Fees	225,000	250,000	250,000	250,000	125,000	-
Gov't Affairs		71,500	39,000	32,500		
Legal and Other		414,683	60,000	15,000		
Professional Fees	49,025	8,320	8,625	8,850	9,000	9,150
CivicServe Platform	-	-	26,000	28,000	30,000	30,000
Travel, Lodging & Meals	8,500	6,421	8,500	8,500	9,000	9,000
Office Supplies and Postage	11,000	9,525	10,500	11,000	11,500	11,500
Total Administrative Expenses	\$ 804,685	\$ 1,233,813	\$ 1,017,175	\$ 978,258	\$ 825,063	\$ 716,274
<i>Projects/Program Expenses</i>						
Legal Counsel	125,000	41,172	45,000	45,000	50,000	50,000
Legal Pass-thru	2,500	2,500	-	-	-	-
Local Labor Monitoring & Reporting	5,000	2,865	2,000	-	-	-
Cost-Benefit Analyses	10,000	3,500	7,000	7,500	7,500	7,500
Project Expenditures		39,054	375,161	100,000	-	-
Shovel Ready Program	1,502,000	262,332	250,000	100,000	100,000	100,000
Total Project/Program Expenses	\$ 1,644,500	\$ 351,423	\$ 679,161	\$ 252,500	\$ 157,500	\$ 157,500
<i>Building Expenses</i>						
Rent + CAMs	86,673	110,399	103,800	106,395	109,055	111,781
Utilities	8,119	8,151	9,500	9,738	9,981	10,230
Repairs/Renovations	2,000	-	1,000	-	-	2,500
Maintenance	8,800	7,775	10,300	7,800	8,000	8,000
Internet & Telephones	5,500	6,129	6,500	6,663	6,829	7,000
Total Building Expenses	\$ 111,092	\$ 132,454	\$ 131,100	\$ 130,595	\$ 133,865	\$ 139,511
<i>Agency Support Expenses</i>						
IT Support & Audio/Visual	35,000	22,902	28,000	24,000	24,500	25,000
Marketing & PR	74,840	73,077	75,000	75,000	75,000	75,000
Memberships & Events	12,880	13,578	15,000	15,000	16,500	16,500
Training and Education	4,000	4,854	5,000	5,000	5,000	5,000
Total Agency Support Expenses	\$ 126,720	\$ 114,411	\$ 123,000	\$ 119,000	\$ 121,000	\$ 121,500
Total Expenses	\$ 2,686,997	\$ 1,832,101	\$ 1,950,436	\$ 1,480,353	\$ 1,237,427	\$ 1,134,786
Total Revenues	\$ 2,489,120	\$ 1,179,808	\$ 5,717,195	\$ 720,682	\$ 671,202	\$ 692,208
Use of Net Reserves	\$ 197,877	\$ 652,293	\$ -	\$ 759,671	\$ 566,225	\$ 442,577
Net +/-	\$ (0)	\$ -	\$ 3,766,759	\$ 0	\$ (0)	\$ (0)

Footnotes :

Green font denotes shared expense
w/OCFC

ADDENDUM TO MASTER SERVICES AGREEMENT

This Addendum (the “Addendum”) is entered into by and between CivicServe, Inc. (“CivicServe”) and Orange County Industrial Development Agency (“Customer”) and amends the Master Services Agreement between the parties dated July 6, 2026 (the “Agreement”). This Addendum is effective as of the date of the last signature below.

1. Amendment to Section 5 – Termination. The first paragraph of Section 5 of the Agreement is hereby deleted in its entirety and replaced with the following paragraph:

“Customer may immediately terminate this Agreement without cause through January 31, 2027 with no penalty or monies owed. After January 31, 2027, either party may terminate this agreement without cause if the terminating party gives the other party sixty (60) days written notice prior to termination. Should Customer terminate without cause after January 31, 2027, Customer must pay the balance of the current contracted term and this payment obligation will immediately become due.”

2. No Other Changes. Except as expressly amended by this Addendum, all other terms, conditions, provisions, and obligations of the Agreement remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the Agreement, this Addendum will control solely with respect to the subject matter addressed herein.

3. Counterparts and Electronic Signatures. This Addendum may be executed in counterparts and by electronic signature, each of which will be deemed an original and all of which together will constitute one instrument.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the dates set forth below.

CIVICSERVE, INC.

Signature: _____

Print Name: _____

Title: _____

Date: _____

**ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

Signature: _____

Print Name: _____

Title: _____

Date: _____